City of Bombay Improvement Trust.

ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31*st MARCH* 1909.

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City of Bombay Improvement Trust.

BOARD OF TRUSTEES.

As at date of Report (1*st November* 1909).

1.	J. P. Orr, Esq., I.C.S., J.P.	*Chairman.*
2.	Colonel C. A. S. Montgomery, Officiating in Command of Bombay District.	*Ex-officio Trustees.*
3.	G. W. Hatch, Esq., I. C. S., J.P., Collector of Bombay.	
4.	W. D. Sheppard, Esq., I.C.S., J.P., Municipal Commissioner for the City of Bombay.	
5.	Sir Bhálchandra Krishna Bhatawadekar, Kt., L.M., J.P.	*Elected by the Corporation.*
6.	Dinsha Edulji Wacha, Esq., J.P.	
7.	The Hon'ble Mr. Ibrahim Rahimtoola, C.I.E., J.P. ...	
8.	Nowroji Jehangir Gamudia, Esq., J.P.	
9.	A. K. Leslie, Esq., J.P.	*Elected by the Chamber of Commerce.*
10.	The Hon'ble Sir Walter C. Hughes, Kt., C.I.E., J.P.	*Elected by the Port Trustees.*
11.	Sir Sassoon J. David, Kt., J.P.	*Elected by the Mill-owners' Association.*
12.	E. M. Proes, Esq., A. M. Inst. C.E., J.P.	*Nominated by Government.*
13.	The Hon'ble Sir Vithaldas D. Thackersey, Kt., J.P.	
14.	J. S. W. Milne, Esq., J.P.	

City of Bombay Improvement Trust.

PRINCIPAL OFFICERS OF THE BOARD ON DATE OF REPORT (1st November 1909).

Engineering Staff.

R. J. Kent, Esq., J.P., A.M.Inst.C.E., Trust Engineer (On leave from 15th March 1909 to 14th November 1909).

J. F. Watson, Esq., B.E., A.M.Inst.C.E., Deputy Engineer (Acting Engineer from 15th March 1909 to 14th November 1909.)

R. W. Fisher, Esq., C.E., Assistant Engineer.

N. D. Katrak, Esq., L.C.E., Assistant Engineer.

Land Manager's Department.

M. S. Bharucha, Esq., L.C.E., Land Manager.

R. H. A. Delves, Esq., F.S.I., Deputy Land Manager.

H. P. Matbar, Esq., L.C.E., Assistant Land Manager.

D. J. Samson, Esq., L.C.E., Assistant Land Manager.

Medical Officer.

Dr. A. P. Cama, L.M. & S.

Secretary and Chief Accountant.

William Nelson Shilstone, Esq., J.P.

City of Bombay Improvement Trust.

ADMINISTRATION REPORT, 1908-09.

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City of Bombay Improvement Trust.

Annual Report for 1908-09.

Introductory.

The year 1908-09 was the tenth complete year of the Trust's existence and marked the close of the period prescribed by Section 79 of the City of Bombay Improvement Act throughout which the Trust's nett annual profits were to be retained by the Trust for ultimate distribution between Government and the Municipality in 1909-10. Henceforth the Trust's nett annual profits (if any) will be taken over by Government and the Municipality at the close of each year. At this important stage in the Trust's financial career it seems appropriate that the annual report should contain not merely an account of the events of the year but also a general review of the Trust's administration since its institution : and it was for the purpose of allowing time for the careful and accurate compilation of financial and other statistics for the past 10 years that the issue of this report has been deferred for some months beyond the usual date.

Summary of 10 years' work.

2. Attached to this report are the following notes and tabular statements which are intended to give a general view of the progress of the Trust's operations year by year since its institution in 1898-99 and will, it is hoped, be found interesting and useful for reference :—

Appendix A.—A synopsis of the Trust's Capital Account transactions, showing how 320 lakhs have been spent on the City, *viz.*, 24* on the development of building estates on certain Government and Municipal lands temporarily vested in the Trust and 296† on the acquisition and development of the Trust's own estates.

*Land 1
Works 19
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†Land 235
Works 35
Management and establishment 26

Appendix B.—A synopsis of the Trust's General Account transactions, showing how the burden of Interest and Sinking Fund charges to date (69 lakhs) on the Capital (315 lakhs) borrowed by the Trust has been distributed between Government (15½ per cent.), the Municipality (15½ per cent.), and the Trust (71 per cent.), and how the nett contribution (20 lakhs) received by the Trust from Government and the Municipality towards these charges amounts to Rs. 51,114 less than the Capital the Trust have sunk in the Government and Municipal lands which are temporarily vested in the Trust.

Appendix C.—A statement showing year by year the loans raised by the Trust with the interest paid on each loan and the Sinking Fund accumulated to date. Totals—Rs. 315 lakhs raised ; Rs. 6,30,000 payable as half-yearly interest ; Rs. 7,08,000 accumulated in Sinking Fund.

Appendix D.—A list of Trust estates as at the end of 1908-09 showing how far they have been developed. Total developed area 13 lakhs square yards valued at Rs. 217 lakhs; undeveloped 36 lakhs square yards acquired at a cost of Rs. 122 lakhs.

Appendix E.—A list of the schemes undertaken by the Board showing the area and cost involved in each, the progress made to date, the further work to be done and the estimated cost thereof; aggregate cost 632 lakhs, including 331 lakhs spent to end of 1908-09.

Appendix F.—A tabular statement showing the area acquired each year in each Scheme with cost of acquisition and estimate of future cost. Total—15 lakhs square yards acquired for Rs. 257 lakhs; 40 lakhs square yards yet to be acquired at a probable cost of Rs. 159 lakhs.

Appendix G.—A tabular statement showing the progress made in leasing building sites on the several estates from year to year. Total 314 sites leased at annual rentals aggregating a little over 5 lakhs, leaving 286 with rentals aggregating 4·1 lakhs yet to be leased.

Appendix H.—A list of Police Accommodation Schemes undertaken by the Trust showing that in 5 completed schemes accommodation for 11 officers and 320 men with their families has been provided on sites aggregating 13,775 square yards in area at a cost of Rs. 6,82,299 on which Government have to pay the Trust Rs. 31,453 as annual rent, while Rs. 1,62,430 has been expended to date on two more schemes as yet incomplete.

Appendix I.—A list of chawls constructed for the poorer and working classes by the Trust showing that in 30 completed chawls accommodation for 9,928 adults has been provided on sites aggregating 43,508 square yards in area at a Capital cost of Rs. 21,37,364, while Rs. 5,30,195 have been expended to date on 9 more chawls as yet incomplete. Annual rent of completed chawls from Rs. 2/4 to Rs. 3/6 per room, aggregating Rs. 1,01,797 per annum. Capital cost per adult accommodated Rs. 215.

Appendix J.—A list of roads constructed by the Trust. Total 27 roads aggregating 32,279 feet in length and 126,127 square yards in area handed over to the Municipality; 43 others complete and 6 incomplete aggregating 39,807 feet in length and 260,186 square yards in area yet to be handed over.

3. The Capital expenditure of the year 1908-09 was, according to the budget, expected to be Rs. 68,35,048; but the actual expenditure was only Rs. 54,57,583. Capital Expenditure of 1908-09.

The shortage of 13·77 lakhs is made up of 4 lakhs under Works and 9·77 lakhs under Acquisition.

The shortage under Works was partly under the head of Chawl construction in Scheme III. This was due to delay in starting the Chawls in consequence of a petition against the use of the site originally selected. Further, work in the year's programme of Schemes V and VI could not be taken up, because Salamati Hill and Sion Hill, which were expected to be acquired during the year and cut down for filling in lands in these schemes, were not acquired during the year owing to protracted negotiations with Government as to the amount to be paid to them as compensation. The remainder of the shortage was due to bills due for payment during the year not being sent in till after the close of the year. The expenditure of 7½ lakhs on Works in the year was well up to the average of recent years.

The Budget Estimate under Land Acquisition would have been fully worked up to but for the delay in actual disbursement of certain amounts settled for payment. In Case No. 476 of Scheme V the payment of Rs. 2,85,693 awaits a High Court's Order in favour of a minor, while in certain leasehold cases the payment of nearly 7 lakhs was at first deferred pending the passing of Act II of 1908 and thereafter further postponed while negotiations with Government for a rebate in respect of land thrown into roads were proceeding.

Acquisition of Land.
(a) Collector's Cases.

4. There were two Special Collectors, *viz.*, Messrs. J. D. Framji and E. J. Bolus, I.C.S., working under the Land Acquisition Act throughout the year.

The area of 5½ lakhs square yards acquired through them was easily a record for any one year, being no less than 60 per cent. of the area acquired in all the previous 10 years together. Details are given scheme by scheme in Appendix **K**.

Including the balance of 1,072 cases opened but not concluded by the close of 1907-08, 1,741 land acquisition cases came before the Special Collectors during this year, and of these 1,456 remained undisposed of at the end of the year. In the 285 cases disposed of, awards aggregating Rs. 42,77,161 were made for land, aggregating 550,049 square yards, an average of Rs. 7·77 per square yard. The distribution between cases settled and cases fought out was as follows :—

Settled amicably.			Fought out			Total.		
No. of Cases.	Area Sq. Yds.	Amount.	No. of Cases.	Area. Sq. Yds.	Amount.	No. of Cases.	Area Sq. Yds.	Amount.
		Rs.			Rs.			Rs.
33	315,869	31,56,082	252	234,180	11,21,079	285	550,049	42,77,161

The principal cases disposed of in Court were the Karsondas Natha case and the cases in which Jalbhoy Ardeshir Sett's property on Nowroji Hill was concerned.

The principal case settled out of Court was that of Sir Dinshaw Petit's land in Scheme V, and Jalbhoy A. Sett's two cases in Nowroji Hill Scheme. The former was settled for Rs. 2,76,100, the latter for Rs. 15,79,394, and Rs. 4,37,500 respectively.

Among unfinished cases inquired into during the year the most important were Bai Jerbai's case in Mathew Road Scheme, and Guzdar's and Wadia's cases in Parel Street Scheme. In all these cases large plots of vacant land are to be acquired, and the compensation demanded is based on the hypothetical plotting scheme, and amounts to more than twice the purchase price. Proceedings were also opened in the important class of cases on Nowroji Hill, in which the land is held under lease from Jalbhoy A. Sett, with a covenant that whenever Government or the Municipality acquire the property, the value of the land shall go to Jalbhoy, and the tenant shall be entitled to only the materials of the building, or the value of the building itself.

All the above cases are set out in greater detail in Appendix **L**.

During the year the City of Bombay Improvement Act, 1898, was amended by Bombay Act II of 1908, which came into force on 4th December 1908, and gave Government the right to claim their share in the compensation awarded by the Collector for any land that might be or might have been acquired by the Board. This removed the difficulty which was alluded to in the Report for 1907-8 as accounting for the postponement of awards in 221 cases.

After the new Act came into force Toka cases were still postponed pending the decision of a test case in which the claim of Government to 42 per cent. of the money awarded was disputed. Ultimately, towards the end of the year Government reduced this claim to about 16 per cent. whereupon a large number of references in Toka cases were withdrawn, and these Toka cases are now being more rapidly disposed of. This will eliminate one of the chief sources of the Trust's loss on Schemes V and VI, *viz.*, that money spent on acquisition of scattered plots yields no return, from which to meet Interest and Sinking Fund charges, so long as development is rendered impossible because the intervening lands are not yet acquired.

The total number of Toka cases that at the end of 1908-09 still remained to be decided by the Collectors in sanctioned Schemes, including 700 not yet opened, was 1,319, aggregating nearly 16 lakhs square yards, the total disposed of up to 31st March 1909 being only 116, aggregating 1½ lakhs square yards.

Acquisition of land. (6) Tribunal Cases.

5. Including the balance of 4 cases opened, but not concluded by the close of 1907-08, 55 References for revision of awards, exclusive of those for apportionment only in land acquisition cases, came before the Tribunal of Appeal

during 1908-09, and of these 8 remained undisposed of at the end of the year. The 47 References disposed of may be divided into three classes, *viz.*, those contested, those settled, and those allowed to be withdrawn by the Court or dismissed for non-appearance of the claimants before the Tribunal.

There were 5 contested References. The Collector's award in one case was increased, and the Collector's awards in the remaining four cases upheld, but in one of these four cases the Tribunal awarded Rs. 1,000 to the owner of the adjoining property for loss of easements.

There were 5 settled References, in which the total amount of excess awarded over the Collector's awards was Rs. 5,181.

Out of the remaining 37 References, 3 were dismissed by the Tribunal on account of non-appearance of the claimants, and the remaining 34 were allowed to be withdrawn by the Court.

The following statement gives the particulars as regards area, Trust Valuation, Collector's and Tribunal's Awards, and average rates per square yard in the 5 contested and 5 settled References :—

Items.	Contested References.	Settled References.
Area ... ... Sq. yds.	29,419	5,486
Trust Valuation ... ... Rs.	1,20,116	13,253
Do. do. Rate per square yard ... ... „	4·08	3·80
Collector's award ... ... „	1,49,298	14,421
Do. do. Rate per square yard ... ... „	5·08	4·14
Tribunal's award ... ... „	1,53,081	19,602
Do. do. Rate per square yard ... ... „	5·20	5·62

(c) High Court Cases.

6. Including the 2 cases that were pending at the close of 1907-08, 3 appeals were before the High Court during 1908-09, and of these 1 remained undisposed of at the end of the year. In the 2 appeals disposed of one, *viz.*, that in Karsondas Natha's Case, No. 58, Scheme III, was filed by the Trust, and the other, *viz.*, that in Jalbhai Sett's Case No. 502, Scheme III, was filed by Jalbhai Sett. In both these appeals, the Tribunal's awards were upheld. The third appeal, *viz.*, that in Jalbhai Sett's Cases Nos. 503 to 511, Scheme III, was also filed by the Trust; it was decided during the year 1909-10, the High Court's award being Rs. 25,529 less than that of the Tribunal but Rs. 5,031 more than that of the Collector.

The points of contention in these cases are fully set out in Appendix I.

Works.
(a) Schemes.

7. The energies of the Engineering Department were in 1908-1909 mainly devoted to the works mentioned below, the figures against each denoting the expenditure of the year :—

	Rs.
(1) Roads in Scheme II (Princess Street)	14,972
(2) Main and Cross Roads in Scheme III, Sandhurst Road	74,482
(3) Scheme IV, (Gamdevi). Roads, etc.	1,74,000
(4) Roads in Scheme VIII (Mandvi Koliwada)	34,000
(5) Agripada Roads (Scheme XI)	14,000
(6) Duncan Road Police Accommodation (Scheme XVII)	10,450
(7) Agripada Police Accommodation (Scheme XIX)	51,000
(8) Connaught Road Police Accommodation	34,800
(9) Princess Street Police Accommodation (Scheme XXIV)	38,000
(10) Roads in Mathew Road (Scheme XXVII)	22,000
(11) Chawl in Princess Street (Scheme II)	18,815
(12) Two additional blocks of Chawls at Imamwada (Scheme III) ...	1,83,000
(13) Chawls at Mandvi Koliwada (Scheme VIII)	1,15,000
(14) Six blocks of chawls at Agripada (included in Scheme III) ...	20,200

The following works were completed during the year :—

(1) All the roads and footpaths in Scheme II (Princess Street)

(2) The portion of Sandhurst Road between Queen's Road and Falkland Road except pavement.

(3) Roads in Scheme IV (Gamdevi Estate) (practically completed).

(4) Roads in Mandvi Koliwada with exception of Jamli Street and paving of footpaths.

(5) Duncan Road Police Accommodation (Scheme XVII).

(6) Police Accommodation, Agripada (Scheme XIX), with exception of certain additional items outside the estimate required by Government.

(7) Roads in Hornby Road Estate (Scheme XXII).

(8) Police Accommodation, Connaught Road Estate (Scheme XXIII).

(9) Chawl in Princess Street.

(10) 2 additional blocks of chawls at Imamwada.

Works.
(b) Vested lands.
I. Schedule C.

8. During the year under report the usual necessary repairs to the old masonry wall and crib work were carried out at Kennedy Sea Face and entailed an expenditure of approximately Rs. 16,000. There is every probability of a larger expenditure for the same purpose during the current year. The timber of the crib work is rapidly deteriorating, and the only satisfactory manner in which this sea-wall could be dealt with is to construct a new one of a proper design. Proposals regarding a new wall are being withheld pending the adoption of a definite policy as regards possible further reclamation and the construction along this Sea Face of a Marine drive as has already been stated in the last Report. The other general maintenance charges on this estate amounted to Rs. 15,000.

On the Flats pits have been dug for trees along the sides of the various avenues proposed to be made in the New Park. The ride on this Estate was renovated.

Quarters for a mali were erected in the Central Garden on Wellington Lines Estate and it was found necessary to fence in the portion of the Secretariat Plot lying between the Elphinstone College play ground and the Mayo Road owing to numerous complaints received from the public about the nuisances committed on this portion of the Plot.

The Road work on the Hornby Road Estate has been completed with the exception of the paving of short lengths of foot-paths in Wallace and Home Streets.

Works. (b) Vested lands. II. Schedule D.

9. In Schedule D lands the main work of the year was the laying of the sewers where required to serve lessees' houses nearing completion. The completion of the long delayed Municipal drainage scheme in Agripada at the cost of the Trust in 1907-08 resulted in considerable progress in building operations and leasing on that Estate in 1908-09.

Chawls.

10. Considerable progress has been made in connection with the housing of the poorer classes during the year. A new chawl in Princess Street has been completed and occupied, providing accommodation to 224 people.

Two additional blocks of chawls at Imamwada consisting of 164 and 119 rooms respectively and providing accommodation for a total number of 990 persons were completed in December 1908 and occupied by the poorer tenants displaced from the portions of Scheme III lying between Duncan Road and Dongri Street.

The work of two new sets of chawls was commenced towards the latter end of the year under review and is being carried out satisfactorily. These are the chawls at Mandvi Koliwada and 6 new blocks at Agripada which latter replace the chawls proposed to be erected at Khetwadi and objected to in this locality by the occupants of the surrounding houses. The chawls at Mandvi Koliwada provide 30 shops and 28 godowns on the ground floor and 222 rooms to accommodate 888 persons on the upper floors. The new chawls at Agripada will provide 432 rooms accommodating 1,728 persons.

There were 10,175 persons in the Board's Chawls at the beginning and 12,145 at the end of the year distributed as follows :—

Locality of Chawls.	Beginning of year.	End of year.
16 blocks at Agripada	4,253	4,417
2 blocks at Nagpada	418	482
6 blocks at Chandanwadi	2,334	2,251
5 blocks at Imamwada	965	2,477
Semi-permanent sheds and altered buildings, Scheme III ...	1,082	1,025
Semi-permanent sheds at Paltan Road	1,063	1,243
1 block at Princess Street*	...	270
Total ...	10,175	12,145

The mortality per 1,000 for the year was as follows :—

Agripada Chawls	28·78 on average population of ...	4,342
Nagpada ,, ...	20·83	480
Chandanwadi ,, ...	34·82	2,326
Imamwada ,, ...	38·65	1,785
Semi-permanent Sheds, Scheme III.	22·11	1,040
,, ,, ,, at Paltan Road	63·48	1,150

* Occupation began from March 1909.

The very high death-rate at Paltan Road huts confirms previous experience as regards mortality in newly occupied chawls. The only explanation seems to be that the new comers are an unhealthy lot and the improvement in their sanitary surroundings has not had time to show its effect in the first year. The death-rate in the first half of 1908-09 was 74·14 per thousand per annum while that in the first half of 1909-10 has been 42. This is still high, but will probably fall considerably in the near future, as in an anti-malaria campaign started in August 1909, some large breeding places for anopheles were found close to the Paltan Road huts and these have now been done away with.

Police Accommodation Schemes.

11. The 2 Police Accommodation Schemes completed in the year (*viz.* those in Duncan Road and Connaught Road) provide accommodation for 2 Officers and 36 men with their families at a Capital cost of Rs. 65,800.*

* Does not include value of land.

In two other schemes (*viz.* those in Agripada and Princess Street) such good progress was made in 1908-09, that completion in 1909-10 was ensured.

Plans and estimates for 3 other Police Accommodation Schemes were prepared in 1908-09, but as explained in para. 12, these works are not yet taken in hand.

New Schemes.

12. The following Schemes which were notified in 1907-08 were sanctioned by Government during the year under report :—

(1) Bhatwadi Improvement Scheme (Scheme XXXIII) estimated to cost 4½ lakhs, Government Resolution No. 3612, dated 16th May 1908. This is a scheme for demolition and reconstruction on an insanitary area of 8,182 square yards represented by the Commissioner under Section 24 on 29th August 1907. Under this scheme 6,110 square yards will be laid out in building sites the remaining 2,072 square yards being given up for roads and service passages.

(2) 2nd Alteration of Scheme III (Sandhurst Road), raising the estimated cost of this Scheme from 88 to 111½ lakhs and the area from 195,097 square yards to 2,58,431 square yards of which only 128,453 square yards will be put into building sites, the remainder being absorbed in roads, service passages, open spaces, etc. Government Resolution No. 4102, dated 15th June 1908.

The East Agripada Improvement Scheme (Scheme XXXII), which is fully described in para. 6 of the annual report 1907-08, was notified on 18th June 1908 and sent up to Government during the year ; but Government in their No. 4573 of 31st August 1909 have refused sanction on account of the great loss the Scheme entails (59 lakhs), and requested the Board to revise the scheme with a view to reducing its cost.

The following Schemes were notified and sanctioned by Government during the year :—

(1) 2nd Alteration of Scheme I (1st Nagpada), Government Resolution No. 1448, dated 17th March 1909. The effect of this alteration is merely to take into the scheme a temple which was previously excluded. The cost Rs. 8,007 is to be met from savings on the original estimate.

(2) 1st Alteration of Scheme XXVII (Mathew Road) raising the estimated cost of this scheme from 12 to 13½ lakhs—Government Resolution No. 928, dated 17th February 1909. The effect of this was to straighten the new Queen's Road out and make it 80′ broad instead of 60′ as originally proposed.

Besides the above the following Schemes were notified during the year :—

(1) Gamdevi Police Accommodation Scheme (Scheme XXV) estimated to cost Rs. 3,62,096, provides accommodation for 5 Officers and 105 men with their families.

(2) Chunam Kiln Road. Police Accommodation Scheme (Scheme XXXIV) estimated to cost Rs. 3,47,902, provides accommodation for 6 Officers and 104 men with their families.

(3) Falkland Road Police Accommodation Scheme (Scheme XXXV) estimated to cost Rs. 86,500, provides accommodation for 2 Officers with their families.

(4) Widening of Chunam Kiln Road (Scheme XXXVI) estimated to cost Rs. 3,47,435, substitutes for a narrow, winding lane a road 60' broad between Gilder Street and Sandhurst Road.

The first was submitted in July 1908 to Government, but no sanction has been received as yet. The third was submitted after the close of the year, in May, and is not yet sanctioned. The other two have not been submitted to Government for sanction as yet, as it is proposed to revise No. 4 by increasing the width of the road from 60 to 80 feet; and with regard to No. 2 a suggestion has been made to utilize the present David Sassoon Reformatory buildings, which will fall vacant shortly, for the purpose of quarters for the Police, after making suitable alterations.

The only area represented by the Municipal Commissioner under Section 23 of the Act during the year was Ghorupdeo Koliwada (60,000 square yards). Particulars regarding this area are being collected, with a view to further procedure under Section 27.

13. There was no great advance made in the development of the Trust's estates in 1908-09. Most of the large area (5½ lakhs square yards) acquired during the year was still undeveloped at the close of the year. No addition was made to the developed area in the Estates on Government and Municipal lands : but an area of 6,578 square yards, valued at Rs. 76,302, was deducted from Schedule C lands for the Wodehouse Road Police Accommodation Scheme, the Rs. 76,302 was paid by the Trust to Government in cash and the Trust's debt reduced by that amount. In the Trust's own estates it was at the end, as at the beginning, of the year only in Schemes I to IV that plots were available for leasing. The greatest advance in leasing was in Gamdevi and Princess Street where 9 and 8 plots respectively were disposed of, bringing in annual rentals of Rs. 10,200 and Rs. 22,100 respectively. The greatest advance in development was in Gamdevi Estate (Scheme IV) where the first plots were auctioned in April 1908.

The large number of plots laid out in Scheme IV found fewer tenants than expected, no less than 93 plots being still vacant. This is probably due to the reputation for malariousness that this Estate had before the Trust started their filling and drainage operations. There is, however, ample testimony from the residents in the neighbourhood that these operations have resulted in a great reduction of malaria ; and when this fact is fully appreciated by outsiders the plots will probably be taken up more rapidly.

Building Leases.

14. In 1908-09, 37 building plots measuring 42,576 square yards were leased at an annual rental of Rs. 60,891, namely—

2 on the Hornby Road Estate; 1 in Marine Lines; 2 on the Chaupati Estate; 7 on the Agripada Estate; 2 in First Nagpada; 8 on the Princess Street; 5 in the Girgaum-Khetwadi Section of Sandhurst Road; 9 on the Gamdevi Estate and 1 on the Colaba Reclamation.

4 others in Princess Street measuring 2,874 square yards with a rental of Rs. 12,093 per annum were disposed of in the year; but the intending lessees ultimately withdrew from their obligations.

†There are periodical increments in some cases.

The total number of plots leased up to the end of 1908-09 was 312,* measuring 360,897 square yards valued at Rs. 123½ lakhs with a present annual rental of Rs. 5,05,900 and an †ultimate rental of Rs. 5,82,800.

The progress made in leasing since the institution of the Trust and the present margin for expansion of revenue from rents are clearly shown in the analysis of each year's leases given in Appendix **G**, which includes also a detailed list of the plots leased in 1908-09 with their areas, rentals, etc. From this analysis it will be seen that the increment of annual rental due to the leases of 1908-09 was little below the average increment of recent years, excluding the abnormal year 1906-07 when money was very plentiful in the market.

Temporary Revenue from Acquired Properties.

15. The Board's temporary revenue from short term leases of their acquired properties has always been an important item to them, and it was not until 1908-09 that the gradual increase in permanent rents from year to year brought the revenue from such rents above that of temporary rents for the year. During 1908-09 the temporary rents were 44 per cent. and the permanent 56 per cent. of the whole Rs. 9·44 lakhs while the corresponding figures for the whole life of the Trust up to 31st March 1909 are 71·5 per cent. and 28·5 per cent. respectively of Rs. 50·22 lakhs.

Of the 297 acquired buildings in charge of the Trust at the commencement of the year 190 were demolished during the year; while of 80 acquired during the year 18 were demolished before the end of the year. Thus at the end of the year the Trust held 169 such buildings. The rent realised from these 377 buildings in 1908-09 was Rs. 2,62,504. The realizations of the Trust during the year from these and other temporary rents and sale of properties for demolition amounted to Rs. 5,67,192, *viz.*—

	Rs.
Rents from acquired buildings	2,62,504
,, ,, vacant lands	1,52,877
Proceeds of auctions of demolition rights	*1,51,811
Total ...	Rs. 5,67,192

*This item is credited to Capital Account.

* *N. B.*—The total number of plots leased up to date will be found not to tally with the corresponding number in the Administration Report for the year ending 31st March 1908 *plus* the number of plots leased during the year 1908-09, as no note was ever taken in previous annual reports of the agreements to lease cancelled during previous years.

The rent of vacant lands was made up as follows:—

	Rs. 84,385	for temporary structures.
	„ 30,692	for storing materials.
	„ 37,800	for cultivation and produce of lands.
Total ...	Rs. 1,52,877	

Loan.

16. The Trust's programme for 1908-09 necessitated the raising of a 4 per cent. 60 years' loan of 30 lakhs. This loan was successfully floated in Bombay in September 1908 and was taken up at an average rate of 96-4-7, yielding Rs. 28·89 lakhs. This brought the Trust's total borrowings to date up to 315 lakhs involving Interest and Sinking Fund charges of Rs. 14·05 lakhs per annum on nett receipts (allowing for premia and discount in different years) of Rs. 312·26 lakhs.

Accounts of 1908-09.

17. The audited accounts of the Board for 1908-09 are attached to this report.

The total receipts and expenditure of 1908-09 were as follows:—

	Receipts.	Expenditure.
	Rs.	Rs.
Capital Account	31,51,811	†54,57,583
General „	15,62,658	16,87,965
Total ...	47,14,469.	71,45,548
Difference ... Rs.		— 24,31,079

†Exclusive of the deficit in General Account.

The opening and closing balances were as follows:—

	Opening balance.	Closing balance.
Capital Account	45,59,903	22,54,131
General „		— 1,25,307
Total ...	45,59,903	21,28,824
Difference ... Rs.		+ 24,31,079.

Trust's profits to end of 1908-09.

18. The year 1908-09 was the last year of the period during which, under Section 79 (3) of the Act, the Trust's profits were allowed to accumulate with a view to their being now distributed between Government and the Municipality. In this period the Trust's total receipts and expenditure were as shown below:—

	Receipts. Rs. lakhs.	Expenditure. Rs. lakhs.		Surplus. Rs. lakhs.
Capital Account	323·83	320·30	=	3·53
General „	108·15	90·39	=	17·76
Total ...	431·98	410·69	=	21·29

The special account kept under Section 79 (3) stood at the end of 1908-09 thus :—

Surplus in General Account. Year.	Amount.	Deficit in General Account. Year.	Amount.
	Rs.		Rs.
† 1898-1899	1,80,067	1906-1907	56,081
1899-1900	1,07,555	1907-1908	1,22,781
1900-1901	4,66,106	1908-1909	1,25,307
1901-1902	4,41,258		
1902-1903	5,22,308		
1903-1904	1,81,487		
1904-1905	67,141		
1905-1906	1,20,396		
Total Rs. ...	20,80,318	Total Rs. ...	3,04,169

Net Balance *Cr.* 17,76,149.

So far from there being at the end of 1908-09 any profit in the General Account out of which to make payments to Government and the Municipality, there was, as in the previous two years, a deficit which had to be made good by drawing on Capital. Nevertheless, under Section 79 (3), as interpreted by Government and the Municipality, the nett 10 years' surplus of 17·76 lakhs had to be paid, 16·76 lakhs to the Municipality and 1 lakh to Government; and as the close of 1908-09 found the Trust with a Capital balance (after making good the deficit of 1·25 lakhs in the General Account for the year) of 21·29 lakhs only, barely sufficient for current expenditure, the 17·76 lakhs had to be included in the Capital to be raised in 1909-10 on loan and was duly paid to Government and the Municipality in September 1909.

19. It has been customary to compare the cost of the Engineer's Department with the total expenditure from Capital only on Works. But as the Engineer's Department are responsible for collection of rents, it would seem fairer to compare the cost of his establishment with the total of expenditure on Works both in Capital and General Account and the amount of rent collected. These figures are given below for each year to date :—

Statement showing Percentage of Cost of Engineer's Department.

(In Lakhs and decimals.)

Year.	General Account Expenditure.	Capital Account Expenditure.	Rent Collection.	Total.	Cost of Engineer's Department.	Percentage of Cost of Engineer's Department.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1898-99	0·07	.....	0·24	0·31	0·15	48·39
1899-1900	0·35	2·02	0·47	2·84	0·60*	21·13
1900-01	0·52	2·96	0·88	4·36	0·26	5·96
1901-02	0·75	2·19	0·86	3·80	0·13	3·42
1902-03	0·83	2·26	1·20	4·29	0·05	1·17
1903-04	1·05	6·16	1·88	9·09	0·68	7·48
1904-05	1·86	7·90	4·73	14·49	0·80	5·52
1905-06	2·87	5·07	7·97	15·91	0·92	5·78
1906-07	3·18	7·90	7·03	18·11	1·02	5·63
1907-08	3·54	7·69	6·11	17·34	1·15	6·63
1908-09	3·75	9·92	5·27	18·94	1·19	6·28
	18·77	54·07	36·64	109·48	6·95	6·35

* Includes Establishment engaged on work preparatory to acquisition on which there was no expenditure.
† This was an incomplete year, the Trust having been constituted on 10th November 1898.

20. The practice of comparing the cost of the Land Manager's Establishment enhanced by that of legal expenses in connection with Land Acquisition with the total charges under the head Land Acquisition is not open to serious objection, and the usual statement is accordingly given below :—

Statement showing Percentage of Charges for acquiring Properties on the Cost of Acquisition.

(In Lakhs and decimals.)

Year.	Acquisition.	Charges.					Percentage of Charges to cost of Acquisition.
		Cost of Land Manager's Dept.	Cost of Special Collector's Dept.	Cost of the Tribunal.	Legal Expenses including Brokerage and Sundries.	Total.	
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1898-99	...	...	...	...	...	...	...
1899-1900	...	...	...	...	...	...	...
1900-01	5·16	0·45*	...	...	0·09	0·54	10·46
1901-02	11·41	0·58*	0·29	0·05	0·29	1·21	10·60
1902-03	33·35	0·60*	0·41	0·07	0·70	1·78	5·34
1903-04	39·21	0·32	0·64	0·21	0·70	1·87	4·77
1904-05	52·50	0·40	0·70	0·33	0·96	2·39	4·55
1905-06	25·30	0·42	0·32	0·32	1·01	2·07	8·18
1906-07	8·53	0·46	0·25	0·28	0·80	1·79	20·98
1907-08	12·71	0·58	0·40	0·23	0·96	2·12	16·68
1908-09	41·62	0·62	0·58	0·16	1·11	2·47	5·93
	† 229·79	4·38	3·59	1·65	6·62	16·24	7·07

* These figures represent the proportionate cost of the Engineer's Department which did the work of acquisition in these years.

† Includes payments made to Government for purchase of land.

21. The cost of administration has hitherto been compared in annual reports with the total expenditure in Capital and Revenue Accounts ; but it would perhaps be more appropriate to amalgamate it with the cost of Engineer's and Land Manager's Departments and compare the total year by year with the Board's total money turn-over, that is, the sum of Receipts and Expenditure in both Capital and General Accounts. These figures are accordingly given below :—

Statement showing Percentage of Cost of Administration amalgamated with the Cost of Engineer's and Land Manager's Departments on the total money turn-over.

(In Lakhs and decimals.)

Year.	Capital Receipts, exclusive of loans.	Capital Expenditure.	Revenue Receipts.	Revenue Expenditure.	Totals of Cols. 3 to 5.	Cost of Engineer's Establishments, including Temporary Establishment.	Cost of Land Manager's Department including Special Collector's and Tribunal's expenses.	Cost of Management.	Total of Cols. 7 to 9.	Percentage of Col. 10 on Col. 6.
1	2	3	4	5	6	7	8	9	10	11
1898-99	...	...	1·37	0·07	1·94	0·15	...	0·26	0·41	21·13
1899-1900	...	2·49	1·47	0·40	4·27	0·60	...	1·16	1·76	41·22
1900-01	0·12	8·25	7·43	3·22	19·02	0·26	0·45	0·96	1·67	8·96
1901-02	0·84	12·91	8·27	3·86	26·88	0·13	0·92	1·87	2·42	9·00
1902-03	1·27	30·46	10·35	5·12	53·20	0·05	1·08	1·20	2·48	4·37
1903-04	0·39	46·68	8·20	0·99	62·25	0·68	1·17	1·05	3·51	5·64
1904-05	0·27	61·35	11·20	10·58	83·35	0·80	1·43	1·03	3·26	4·42
1905-06	1·09	81·63	14·27	13·07	99·05	0·92	1·06	1·49	3·47	5·78
1906-07	1·25	17·46	13·92	14·48	47·71	1·05	0·29	1·38	3·40	7·13
1907-08	1·48	23·56	14·54	19·77	59·35	1·16	1·16	1·33	3·64	6·62
1908-09	1·52	50·63	15·61	16·28	84·54	1·19	1·26	1·51	4·06	4·80
Total ...	8·83	289·72	108·13	90·29	497·67	6·93	9·62	14·06	30·63	6·15

Provident Fund.

22. The balance to the credit of the Provident Fund, established for the Officers and Servants of the Trust under Section 91 (6) of the Act, amounted at the close of the year to Rs. 1,32,377. Sums aggregating Rs. 3,840 were paid to contributors during the year, while the fund was credited with Rs. 12,923 on account of employés' contribution, Rs. 12,736 on account of contribution by the Trust and Rs. 4,372 on account of interest.

The Staff.

23. The Hon'ble Mr. G. O. W. Dunn, M.Inst.C.E., M.R.San.Inst., held the office of Chairman and Mr. W. N. Shilstone, J. P., that of Secretary and Chief Accountant throughout the year.

Mr. R. J. Kent, Trust Engineer, proceeded on leave to Europe for eight months from 15th March 1909 and Mr. J. F. Watson, Deputy Engineer, was appointed in his place to act as Trust Engineer in addition to his own duties. Mr. J. F. Watson enjoyed 14 days' privilege leave from 4th to 17th January 1909.

Mr. R. W. Fisher, who was on combined leave for six months from 20th January 1908, resumed his duties on 20th July 1908.

Messrs. A. F. Henderson and N. D. Katrack, Assistant Engineers, were granted privilege leave for three months and for one month and fifteen days from 27th July 1908 to 26th October 1908 and from 6th October 1908 to 20th November 1908 respectively. The annual increment of Mr. Katrack was changed from Rs. 25 to Rs. 50 with effect from the 1st April 1908.

Mr. T. A. Pereira was appointed Assistant Engineer on Rs. 300-50-450 from 1st July 1908 but he resigned this appointment with effect from the 27th March 1909.

The five years' agreement entered into by Mr. M. S. Bharucha, Land Manager, expired on 7th April 1908 ; but Mr. Bharucha continues to hold his appointment as Land Manager on Rs. 1,200 per mensem.

A new post of Deputy Land Manager on Rs. 650-50-850 was created with effect from 1st April 1908 and Mr. R. H. A. Delves, Assistant Land Manager, was appointed thereto on Rs. 700. He enjoyed privilege leave for two months and twenty-nine days from 2nd May 1908 to 30th July 1908.

Messrs. H. P. Matbar and D. J. Samson, Assistant Land Managers, on Rs. 450 and Rs. 250-50-450 respectively were promoted to Rs. 500-50-600 and Rs. 450-50-600 from 14th April 1908 and from 1st May 1908 respectively. Mr. Matbar has had privilege leave for three months from 15th September 1908 to 14th December 1908.

Tribunal of Appeal.

24. Mr. Rustomji Merwanji Patel, M.A., LL.B., President, and Messrs. W. A. Chambers and R. W. Murphy, Assessors to the Tribunal of Appeal, continued to hold their appointments throughout the year 1908-09. Mr. Rustomji Merwanji Patel proceeded on leave to Europe during the vacation from 18th April 1908 to 2nd July 1908.

Special Collectors.

25. Messrs. J. D. Framji and E. J. Bolus, B.A., I.C.S., continued to hold their offices as Special Collector and Additional Special Collector respectively, under the Land Acquisition Act throughout the year.

The Board.

26. Besides the Chairman the following gentlemen served as Trustees throughout the year:—

1. Brig.-Genl. R. M. Greenfield, C.B.
2. Mr. G. W. Hatch, I.C.S., J.P.
3. Mr. W. D. Sheppard, I.C.S., J.P.
4. Sir Bhalchandra K. Bhatawadekar, Kt., L.M., J.P.
5. Mr. Dinshaw Edulji Wacha, J.P.
6. Mr. Nowroji Jehangir Gamudia, J.P.
7. The Hon'ble Sir Walter Hughes, Kt., C.I.E., J.P.
8. Mr. A. Leslie, J.P.
9. Mr. Dwarkadas Dharamsey, J.P.
10. Sir Sassoon J. David, Kt., J.P.

The changes among the other Trustees are set out below:—

The Hon'ble Mr. Ibrahim Rahimtoola, C.I.E., proceeded on leave to Europe from the 9th May 1908 and Mr. Fazulbhoy Curimbhoy Ebrahim was elected in his place by the Corporation. The Hon'ble Mr. Ibrahim Rahimtoola resumed his seat on the Board on 13th October 1908.

Mr. J. S. Brown resigned his seat on the Board from 18th April 1908 having proceeded on leave from that date and Mr. E. M. Proes, A.M.Inst.C.E., was nominated by Government in his place.

Mr. T. W. Cuffe, who had proceeded on short leave in September 1908, resumed his seat on the Board on 13th November 1908.

Meetings.

27. The Board held 40 Meetings during the year, and 48 Committee Meetings were held in addition.

Important debates.

28. The most important subjects to which the Trustees devoted special attention in their debates in 1908-09 outside the schemes referred to in para. 12 above were—

(i) Reply to Government letter No. 7382 of 9th December 1907 *re* development of Bombay.

(ii) Reclamation at Chowpatty.

(iii) New road between Ballard Pier and Hornby Road.

(iv) Improvement of Fort North.

(v) Acquisition of lands held on Toka Tenure (*vide* para. 4 above).

(vi) Representations to Government *re* the financial position of the Board and the Board's need of financial assistance from Government and of relief from the burden of maintaining Kennedy Sea Face.

(vii) Appeals to Government and the Municipality for remission of the interest due under Section 68.

(viii) By-laws *re* control and management of Board's chawls.

The debates on item v led to the passing of Act No. II of 1908 which has removed the legal anomaly which hampered acquisition of Toka land (*vide* para. 4 above). Those on item viii led to the sanctioning of by-laws by Government Resolution No. 496 of 27th January 1909. Those on item i led to the issue of Government Resolution No. 3022 of 14th June 1909 in which Government have stated thier views as to the lines on which the development of Bombay City should proceed in future ; and in reply to the representation referred to under item vi Government have intimated that while recognising the Trust's strong claim to financial assistance, they will defer their final decision on these representations until the Trust have intimated what action they intend to take on this Government Resolution. The debates on items ii, iii, and iv are likely to be infructuous for the present at any rate, as the Trust's financial resources are not sufficient to permit of their undertaking the schemes referred to. The appeals for remission of interest (item vii) were unfortunately not sent in till late in the year. It is under Section 68 proviso (1) at the option of Government and the Municipality to defer the date from which the 3 per cent. interest on unleased lands is to accrue : but the Municipality have now in reply to the Trust's appeal definitely declined to do so, on the ground that the appeal was received nearly a year after interest did actually begin to accrue and too late to admit of the Municipality amending their budget in which they had reckoned on receipt of this interest in 1909-10. The Trust actually paid the interest Rs. 41,241 on 29th September 1909. Had the Municipality exercised their option and charged the interest only on leased plots, the sum paid would have been Rs. 7,810 only. As regards remission of the interest Rs. due on Schedule C lands, Government have intimated that they will announce their decision after they learn what steps the Trust propose to take on Government Resolution No. 3022 of 14th June 1909 above referred to. The interest accrued in 1908-09 is payable on the 1st April 1909. It may be taken as practically a charge against 1908-09, and the figures showing the cost to the Trust in that year of the privilege they have had of developing Schedule C and Schedule D lands will then stand as follows :—

(Figures in thousands of rupees.)

	Schedule C lands.	Schedule D lands.	Total.
1. Full rent realisable in 1908-09	180	27	207
2. Cost of maintenance of Estates in 1908-09—			
(*a*) 3 per cent. interest on leased plots ...	68	8	76
(*b*) 3 per cent. interest on unleased plots ...	54	33	87
(*c*) Other charges	55	18	73
(*d*) Total	177	59	236
3. Rent *minus* maintenance	3	—32	—29
4. Interest and Sinking Fund Charges paid in 1908-09 on Capital (Rs. 14,58,242) sunk in Estates before 1908-09, plus half the Capital sunk in 1908-09	21	47	68
5. Nett Capital (Rs. 49,791) spent on the Estates in 1908-09	32	18	50
6. Excess of expenditure over revenue in 1908-09...	50	97	147

29. The Board are glad to place on record their high appreciation of the good work done by their staff in all departments in 1908-9. Good work of the staff.

30. The year 1908-9 was the last year of the Hon. Mr. G. Owen Dunn's service as Chairman of the Board. On 17th April 1909 he left Bombay for England on six months' leave preparatory to retirement. He had been Chairman of the Board for 3 months in 1901 and for nearly 5 years from 19th May 1904. The Board gratefully acknowledge his zeal for the good of the City and the energy and ability which he devoted to his successful administration of the affairs of the Trust. Retirement of Hon. Mr. G. Owen Dunn.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

1*st November* 1909.

APPENDIX **A.**

City of Bombay Improvement Trust.

Analysis of Capital Account from 1898-9 to 1908-9.

Explanation.

1. The object of this analysis is to show at a glance how the Trust have spent the Capital at their disposal from year to year.

2. The figures are taken from the published accounts and are given roundly to the nearest lakh with one decimal place in the appended statement (Exhibit A).

Sources of Capital—i. Loans.

3. The Trust have raised the bulk of their Capital by the issue of 4 % 60-year debentures. In the published accounts it has been the custom to show the premium or discount on loans not in the Capital Account, but in the Miscellaneous Account, and the Capital Account, therefore, conveys an incorrect impression as to how much Capital the Trust have had at their disposal. To convey a correct impression, discount and premium are shown in this analysis with minus and plus signs respectively below the figures which give the face-value of loan debenture bonds issued.

ii. Sales.

4. The Trust's only other source of *permanent* Capital has been the sale of their land and the houses they acquired, and the former is a negligible item as the policy of the Trust has been, with rare exceptions, to lease, not sell, their lands.

iii. Temporary utilisation of annual working profits.

5. The Trust have had a useful *temporary* source of Capital in appropriation of profits from the General Account. These appropriations were in the last 3 years counterbalanced by what were practically refunds required to make good debit balances in the General Account. These refunds are indicated in this analysis as minus quantities against the heading "appropriations from General Account" under the head of "Capital Receipts." The balance of appropriations after deducting these refunds was at the end of 1908-9 17·7 lakhs and has now been treated as profits and distributed to Government and the Municipality in accordance with Section 79 (3) of the Act.

How Capital has been utilised.

6. The nett Capital at the disposal of the Trust in the 10 years was thus 321·1 lakhs and out of this they had at the end of 1908-9 a balance of only 0·8 lakhs outside the 17·7 lakhs then to be refunded, having spent the remainder as follows:—

On management and establishment	30 lakhs.	
„ development of Government lands, Schedules C. and E....	8 „	
„ „ Municipal lands, Schedule D.	6 „	7·7 „
„ police chawls for Government and the Municipality ...	6 „	7·2 „
„ development of Trust Estates	270 „	285·9 „
	Total 320 lakhs.	320 lakhs.

Note—If cost of management and establishment be distributed proportionately over works the figures opposite become respectively—
9·2 lakhs.

The expenditure on Trust estates includes—

i. Acquisition of land ... ... 235 lakhs.

ii. Works :—

Chawls for the poor	18	lakhs.
Public roads	9	,,
Other works (chiefly surveys, filling and levelling)	5	,,
Office buildings	3	,,
	35	lakhs.
Total	270	lakhs.

Development of Government lands.

7. The greater part of the Government land vested in the Trust is land on which they are prohibited from developing building estates. The maintenance of this part has always been a source of heavy annual loss to the Trust. The remainder has, with the exception of Parel Estate, been fully developed and

i. Building sites.

includes 166 building plots measuring 286,000 sq. yds. and valued at 33 lakhs. The annual rental of the 128 leased plots is Rs. 2,71,200 and that of unleased plots Rs. 54,200.

ii. Roads.

The roads constructed by the Trust on these Estates aggregate 3·2 miles in length and 32,180 sq. yds. in area.

Development of Municipal lands.

i. Building sites.

8. On the Municipal lands vested in the Trust two building estates (Connaught Road and Agripada) have been developed by the Trust. They include 152 building plots measuring 201,500 sq. yds. and valued at Rs. 16,85,000. The annual rental of the 59 leased plots is Rs. 19,800 and that of the unleased plots Rs. 47,400.

ii. Roads.

The roads constructed by the Trust on these estates aggregate 2·6 miles in length and 70,110 sq. yds. in area. The remainder of the Municipal lands vested in the Trust are for the most part incapable of development at present, being mostly small, scattered, water-logged plots, fit only for occasional cultivation. Their maintenance has cost the Trust a considerable annual loss, as the Municipality have insisted on the Trust's paying taxes for them. Up to the end of 1908-9 the nett Municipal taxes on Schedule D lands had aggregated, after allowing for refunds, Rs. 45,627.

Police accommodation schemes.

9. The Police Accommodation Schemes should yield neither profit nor loss to the Trust, since under Sec. 40 the Interest and Sinking Fund charges on the money the Trust have expended on them are recovered by the Trust in the shape of annual rent paid by Government. The five completed schemes afford accommodation for 11 Officers, and 320 men and their families, and the two as yet incomplete will provide for 10 Officers and 60 men with their families. All these Police accommodation buildings and sites are leased or to be leased to Government for 60 years and on expiry of the leases will vest absolutely in Government under Sec. 40 (4) of the Act.

Acquisition and development of Trust Estates.

i. Building sites.

10. Turning to the Trust's Estates, the area acquired up to the end of 1908-9 amounted to 1,460,000 sq. yds. The greater part of this area is yet to be developed. On the remainder 282 building plots measuring 223,000 sq. yds. and valued at Rs. 1,17,07,000 have been laid out. The annual rent of the 127 leased plots is Rs. 2,16,500 and that of the 155 unleased plots is Rs. 3,10,600.

11. By the end of 1908-9 the Trust had completed 30 chawls on sites aggregating 43,508 sq. yds. in area for the accommodation of 9,928 poor people at rents varying from Rs. 2-4-0 to Rs. 3-6-0 per room per month and aggregating Rs. 1,01,797 per annum. They further had 9 chawls under construction on sites aggregating 12,837 sq. yds. in area for the accommodation of 3,196 persons at rents aggregating Rs. 33,680 per annum. It is found that each adult accommodated in these chawls costs the Trust an average of Rs. 2·11 per annum. ii. Chawls for the poor.

12. The roads constructed and thrown open to the public by the end of 1908-9 on the Trust's Estates aggregated 6·6 miles in length and 161,011 sq. yds. in area. In addition the Trust had under construction roads and footpaths 1¼ miles in length and 73,012 sq. yds. in area. iii. Roads.

13. Under Sec. 75 (1) of the Act, the cost of management is for another five years to be charged wholly to Capital. These charges, as also the cost of establishment, are shown year by year separately in the analysis under "Expenditure on the Trust's own estates," but under the other sections ("Expenditure on Government and Municipal properties" and "Miscellaneous Expenditure") the annual items are too small to be shown separately year by year: so the totals to the end of 1908-9 are shown in the remark column. Similarly with cost of land acquisition for reclamation and police accommodation schemes. iv. Cost of management and establishment.

14. Under "Other Works" in Section II are comprised the filling and levelling of building sites, and under "Miscellaneous," cost of surveys and tools and plant which could not be accurately allotted to any particular scheme. v. Other works.

15. The Office building is a fine structure with ground-floor and two upper storeys, including besides a large Board-room and Record rooms, offices, accommodating a staff of nearly 200 persons. vi. Office.

J. P. ORR, *Chairman*,

City of Bombay Improvement Trust.

1*st November* 1909.

Exhibit

CAPITAL

Note.—The figures are given in

	1898-99.		1899-00.		1900-01.		1901-02.		1902-03.		1903-04.	
	In year.	To end of year.	In year.	To end of year.	In year.	To end of year.	In year.	To end of year.	In year.	To end of year.	In year.	To end of year.
Receipts.												
Loan to date... ...	...	...	50·0	50·0	...	50·0	30·0	80·0	30·0	110·0	60·0	170·0
Discount or Premium.	...	...	—2·0	—2·0	...	—2·0	—1·4	—3·4	—0·6	—4·0	0·2	—3·8
Sale Proceeds ...	...	...	...	...	0·1	0·1	0·9	1·0	1·2	2·2	0·4	2·6
Appropriation from General Account ...	1·8	1·8	1·1	2·9	4·6	7·5	4·4	11·9	5·2	17·1	1·8	18·9
Total ...	1·8	1·8	49·1	50·9	4·7	55·6	33·9	89·5	35·8	125·3	62·4	187·7
Expenditure.												
I.—On Govt. and Municipal Property Schedule C, Lands...	...	...	1·6	1·6	0·5	2·1	0·4	2·5	0·6	3·1	0·6	3·7
„ D „ ...	...	...	1·6	1·6	1·1	2·7	1·5	4·2	0·6	4·8	0·5	5·3
„ E „ ...	...	...	...	...	...	...	...	...	...	...	1·1	1·1
Police Accom. Schemes.	...	...	...	...	...	...	...	...	...	...	0·6	0·6
Total ...	...	...	3·2	3·2	1·6	4·8	1·9	6·7	1·2	7·9	2·8	10·7
II.—On the Trust's own acquired lands—Cost of Management.	...	...	0·1	0·1	1·0	1·1	1·2	2·3	1·2	3·5	1·5	5·0
„ Establishment.	...	...	*0·6	0·6	*0·8	1·4	0·5	1·9	1·1	3·0	1·8	4·8
Acquisition of Land ...	...	...	...	...	5·2	5·2	11·8	17·0	34·1	51·1	39·7	90·8
Swamps ...	...	...	0·2	0·2	1·3	1·5	0·3	1·8	...	1·8	2·1	3·9
Roads	...	...	...	...	0·1	0·1	0·3	0·4	0·3	0·7	...	0·7
Other Works... ...	...	...	...	...	...	...	...	...	...	...	...	...
Total ...	...	...	0·9	0·9	3·4	9·3	14·1	23·4	36·7	60·1	45·1	105·2
III.—Miscellaneous—Office Building ...	...	...	...	...	...	...	...	...	0·5	0·5	1·7	2·2
Miscellaneous ...	...	...	0·1	0·1	0·4	0·5	0·4	0·9	0·4	1·3	...	1·3
Total ...	...	...	0·1	0·1	0·4	0·5	0·4	0·9	0·9	1·8	1·7	3·5
Grand Total ...	...	...	4·2	4·2	10·4	14·6	16·4	31·0	38·8	69·8	49·6	119·4
Balance ...	1·8	1·8	44·9	46·7	—5·7	41·0	17·5	58·5	—3·0	55·5	12·8	68·3

Note.—In the year 1898-99 there was an expenditure of 0·4
This has been proportionately charged off to works

A.

ACCOUNT.

round Lakhs of Rupees.

1904-05.		1905-06.		1906-07.		1907-08.		1908-09.				
In year.	To end of year.	In year.	To end of year.	In year.	To end of year.	In year.	To end of year.	In year.	To end of year.			
50·0	220·0	30·0	250·0	20·0	270·0	15·0	285·0	30·0	315·0			
1·2	—2·6	1·1	—1·5	0·2	—1·3	—0·3	—1·6	—1·1	—2·7			
0·3	2·9	1·1	4·0	1·8	5·8	1·5	7·3	1·5	8·8**	This includes 0·06 and 0·01 for Schedule C and D lands respectively.		
0·7	19·6	1·2	20·8	—0·6	20·2	—1·2	19·0	—1·3	17·7			
52·2	239·9	33·4	273·3	21·4	294·7	15·0	309·7	29·1	338·8			
										Included in the last column are the following :—		
										Cost of Land,	Cost of Mgt.,	Cost of Est.
0·3	4·0	0·2	4·2	0·1	4·3	0·2	4·5	0·4	4·9	—	0·6	0·4
1·4	6·7	0·4	7·1	0·4	7·5	...	7·5	0·2	7·7	—	0·9	0·5
1·7	2·8	1·1	3·9	0·3	4·2	0·1	4·3	...	4·3	0·1	0·2	0·4
1·7	2·3	1·3	3·6	0·8	4·4	0·5	4·9	2·3	7·2	1·3	0·3	0·7
5·1	15·8	3·0	18·8	1·6	20·4	0·8	21·2	2·9	24·1			
1·5	6·5	1·4	7·9	1·2	9·1	1·3	10·4	1·5	11·9			
1·8	6·6	1·5	8·1	1·9	10·0	2·2	12·2	2·2	14·4	*These are total costs of establishment for the year *plus* proportionate cost for 1898-99.		
53·3	144·1	26·1	170·2	9·2	179·4	13·6	193·0	41·9	234·9			
2·5	6·4	2·0	8·4	4·7	13·1	2·4	15·5	2·5	18·0			
0·4	1·1	0·4	1·5	1·1	2·6	3·5	6·1	3·0	9·1			
...	...	0·1	0·1	1·0	1·1	0·9	2·0	0·2	2·2			
59·5	164·7	31·5	196·2	19·1	215·3	23·9	239·2	51·3	290·5			
										Cost of Mgt.	Cost of Est.	
0·6	2·8	0·3	3·1	...	3·1	...	3·1	...	3·1	0·1	—	
...	1·3	0·3	1·6	0·2	1·8	0·4	2·2	0·4	2·6	0·1	0·1	
0·6	4·1	0·6	4·7	0·2	4·9	0·4	5·3	0·4	5·7			
65·2	184·6	35·1	219·7	20·9	240·6	25·1	265·7	54·6	320·3			
—13·0	55·3	—1·7	53·6	0·5	54·1	10·1	44·0	—25·5	18·5			

cost of Establishment and Management.

executed in 1899-00 and 1900-01, as there were no works in 1898-99.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

1st *November* 1909.

APPENDIX B.

Analysis of Trust's General Account from 1898-9 to the end of 1908-09.

Scheme for financing the Trust as laid down in the Act.

1. With the close of 1908-09 came the close of the first stage contemplated by the Act in the Trust's financial career. Broadly the Act contemplated that the Trust should be aided by grants of land from Government and the Municipality and an annual cash contribution from the Municipality. The Trust were to develop the land and enjoy what rents they could make out of it for 99 years. Up to 31st March 1908 they were to pay nothing for the land: but from 1st April 1908 a charge of 3% on its original value was to accrue and become payable annually on 1st April of 1909 and subsequent years. The Municipal contribution, though annually limited to 2% on Municipal assesments, was to be ultimately limited to what the Trust required in addition to their other resources in order to meet Interest and Sinking Fund charges. Up to the end of 1908-09 there was to be no settlement: but then and at the end of each subsequent year, so much of the Municipality's cash contribution to date as was in excess of the balance of the Interest and Sinking Fund charges remaining after all the other Trust's resources were exhausted was, after deduction of a comparatively small amount representing Government's share in the profits, to be refunded to the Municipality. The Trust are never to be allowed to make any profit out of their operations. Henceforth any profit found at the end of any year is to be divided between the Municipality and Government. The Municipality get all that is left after payment of the Government share, which is limited to 0·61% on the value of vested land appropriated by the Trust for public open spaces plus half the year's profits obtained by the Trust from the Government land vested in them after paying the 3% above said.

Object and method of analysis.

2. The object of this analysis is to show what has been the practical effect of the working of these provisions up-to-date; and the method of investigation will be first to show what the Government and Municipal contributions to the Trust have been in land and cash and then to deduce from the accounts year by year the Trust's nett cash profits made out of the Government and Municipal land temporarily vested in them, and those made out of the lands they acquired as their own permanent estate, and to see how far these profits combined with Government and the Municipality's cash contributions and all other Trust revenue went towards meeting the Interest and Sinking Fund charges incidental to the loans by which the Trust have raised the Capital they required for development of their own estates and the Government and Municipal lands temporarily vested in them.

Government and Municipal Contributions in land.

3. Lists of the Government and Municipal lands originally vested in the Trust are given in Schedule C and Schedule D of the Act respectively. The original grant has been greatly reduced by resumption as shown below :—

	Original.		Present.	
	Area lakhs sq. yds.	Scheduled Value Rs. lakhs.	Area lakhs sq. yds.	Scheduled Value Rs. Lakhs.
Schedule C	30·4*	72·6	26·4	58·6
Schedule D	7·5	18·4	7·4	18·1
Total ...	37·9	91	33·8	76·7

* Includes 17 lakhs square yards—the area of the Flats not shown in Schedule C of the Act but in the Depositied plan.

A statement showing how this reduction was gradually effected year by year is given in Exhibit **A**. Apart from these reductions the potentiality of these lands as sources of revenue has been very adversely affected by the practical restrictions put upon the Trust's authority to develop them. For instance, nearly half of the Connaught Road Estate has always been occupied by the Maratha Hospital under Municipal management and the Trust get no revenue from it. Similarly much of the Parel Estate is occupied by Government for laboratories, etc. Again Government do not allow the Trust to lease the plot south of the old Town Barracks to any one but the Military Department or to lease the Secretariat Plot at all. The Flats may not be built upon and may not be leased on any but a mere sufferance lease; and the other lands that the Trust have to maintain as open spaces, *viz.*, the Cooperage, the Kennedy Sea Face and the greater part of the Marine Lines Estate and the small scattered and water-logged plots of Municipal land in the North of the Island, are always a source of heavy annual loss to the Trust, absorbing part of their profits from the building estates they have developed on the remainder.

Government have recently made over areas aggregating 15,713 square yards to the Trust to hold on the same terms as Schedule C land, *viz*:—

The site of the old Admiral's bungalow in Queen's Road	...	8,258 sq. yds.
Land at Chaupatti level-crossing		7,455 „

The only other land that the Trust hold from Government is the land included in Colaba Reclamation (Schedule E). This measures 93,984 sq. yds. and includes a plot of 9,152 sq. yds. outside the limits of Schedule E for which Government charged the Trust Rs. 13,000. Under Section 70 of the Act the Board hold this reclaimed area free of rent until 1926-27, after which year they will pay to Government annually 3 per cent. on the difference between the then value of the land and the cost of acquisition.

Government Cash Contribution.

4. The Government cash contribution is confined to the rent of the plot of 3,268 sq. yds. mentioned in Schedule F of the Act, the "Other land" mentioned in the Schedule being *nil*. This land is leased to the Chartered Bank by Government, and the rent is paid to the Trust in the shape of a premium of Rs. 1,63,417 paid in 1899 and an annual rent of Rs. 204.

Municipal Cash Contribution.

5. Had the wording of Section 72 of the Act been left as it was in the original Bill, the Trust would have had the power to demand from the Municipality the full 2% on Municipal assessments every year, thus securing to date a contribution of Rs. 53 lakhs; and though they would have had to refund Rs. 36 lakhs in 1909-10, they would have been saved from so much borrowing of Capital in the meanwhile and would have enjoyed the annual interest on this contribution; but the Select Committee so altered the original wording that now it is left to the Municipal Commissioner to decide what the annual Municipal contribution shall be, and he is well within the letter of the law if he pays a nominal sum, say, Re. 1 every year. As a matter of fact the Municipal contributions have aggregated Rs. 33 lakhs, out of which Rs. 16 lakhs has now been refunded. Thus the Municipality's nett cash contribution to the Trust in 10 years has been only Rs. 17 lakhs. A statement comparing the Municipal contribution with the full 2% year by year is given in Exhibit **B**.

Analysis of General Account.

6. To proceed now with an analysis of the General Account, the statement hereto appended as Exhibit **C** gives in round figures (lakhs to one decimal

place) a synopsis of the Trust's General Account as published year by year up to the end of 1908-09, *i.e.*, for the period during which under Section 79 profits were allowed to accumulate before distribution to Government and the Municipality.

7. Broadly, this General Account shows how in ten years the Board's resources have been used to meet the Interest and Sinking Fund charges of those years; for now on the 10 years' accounts being closed, the surplus, after satisfying Interest and Sinking Fund demands, has been paid to Government and the Municipality.

8. We may indicate resources derived from Government and the Municipality by index letters "*g*" and "*m*" and all others (*i.e.*, what the Trust get from their own self-acquired property, whether cash or land) by the index letter "*t*."

Profit from lands.

9. The main source of income from which Interest and Sinking Fund charges are met is profit from landed estates—rents (R) less maintenance (M). Strictly, maintenance should include Municipal taxes (T); but these are shown separately in the analysis, so as to bring out more clearly the financial relations of the Municipality and the Trust. The profit from landed estates may therefore be indicated thus:—

$$(i) \quad \underset{\text{col. 2}}{L} = \underset{\text{col. 7}}{R} - \underset{\text{col. 8}}{M} - T$$

and under each of these heads the subsidiary statement (Exhibit **D**) provides sub-divisions accordingly as the estate is derived from Government (Schedule C lands) or the Municipality (Schedule D lands) or is the Trust's own self-acquired property. This may be expressed thus:—

$$(ii) \quad L^g = R^g - M^g - T^g$$

$$(iii) \quad L^m = R^m - M^m - T^m$$

$$(iv) \quad L^t = R^t - M^t - T^t$$

$$\text{Total...} \quad (i) \quad \underset{\text{col. 2}}{L} = \underset{\text{col. 7}}{R} - \underset{\text{col. 8}}{M} - T$$

Cash Contributions.

10. The cash contribution (C) from Government is (*vide* para. 4) strictly rent and is therefore included in col. 2, but the Municipal cash contribution is shown in col. 3 of Exhibit **C** and may be indicated thus—C^m.

Corresponding to this cash contribution from the Municipality is the profit the Trust make from investment of their surplus cash (col. 4) and from miscellaneous transactions (the net result of which is almost negligible as shown in col. 5—col. 10). We may call this C^t.

The Trust's profit from cash transactions may therefore be indicated thus:—

$$(v) \quad \underset{\text{(col. 3)}}{C} \quad \underset{\text{(col. 4 + col. 5—col. 10).}}{C^m + C^t}$$

Division of Trust's profits

11. The Trust's profit in the General Account is the excess of the aggregate of their profits from land and their profits from cash transactions over Interest and Sinking Fund charges, which may be expressed thus:—

$$(vi) \quad P = \underset{\text{(col. 9)}}{L} + C - I$$

and the effect of Section 79 (3) of the Act is to prescribe that this profit is to be divided entirely between Government and the Municipality, the Trust having no share in it whatever!

(*vii*) $P = P^g + P^m$.

12. The Government share is treated in the Act as made up of two items, *viz.*, (1) part payment by the Trust of the value of certain areas of Schedule C land which it has appropriated for open spaces and (2) *half of the Trust's nett profit on Schedule C and Schedule E land in 1908-09, and is therefore taken in this analysis as an abatement of the profit from Schedule C land (L^g) *vide* cols. 5, 8 and 9 of Exhibit **D**. The Municipal share is treated in the Act as a refund of the Municipality's annual cash contributions, apparently on the principle that the Municipality were never expected to contribute to the Trust more than was for the time being required to enable the Trust to pay Interest and Sinking Fund charges. Accordingly in this analysis the Municipality's share is taken as an abatement of the Municipality's cash contribution (c^m) *vide* cols. 6, 8 and 10 of Exhibit **D**.

13. Putting figures in lakhs in place of signs in the above formulæ we have—

from (*i*) the Trust's profit from landed estates=
$L = 50{\cdot}2 - 10{\cdot}5 - 6{\cdot}3 = 33{\cdot}4$ lakhs,

from (*v*) the Trust's profit from cash transactions=
$C = 33{\cdot}6 + 19{\cdot}9 + 0{\cdot}3 - 0{\cdot}6 = 53{\cdot}2$ lakhs,

from (*vi*) the Trust's total profit in General Account=
$P = 33{\cdot}4 + 53{\cdot}2 - 68{\cdot}9 = 17{\cdot}7$ lakhs.

14. The distribution of this total profit according to Section 79 (3) is worked out in Exhibit **E** which shows

Government share $P^g = 1{\cdot}0$

Municipality's share $P^m = 16{\cdot}7$

and from these figures we can determine the constituents of I, I^g, I^m, and I^t, *i.e.*, the share of the Interest and Sinking Fund charges which has been contributed by Government, the Municipality and the Trust, respectively, by re-arranging (*vi*) thus :—

$$I^g = L^g - P^g \quad (O^g \text{ being } nil, \textit{vide} \text{ para. 4}) \qquad (viii)$$

$$I^m = O^m + L^m - P^m \qquad (ix)$$

$$I^t = O^t + L^t \quad (P^t \text{ being } nil, \textit{vide} \text{ para. 5}) \qquad (x)$$

Total ... $I = C + L - P$

Distribution of Interest and Sinking Fund charges between Government, the Municipality and the Trust.

15. From (*ii*) profit from Schedule C land =
$L^g = 13{\cdot}5 - 3{\cdot}3 - 0{\cdot}6 = 9{\cdot}6$ lakhs.

From (*iii*) profit from Schedule D land=
$L^m = 1{\cdot}0 - 0{\cdot}8 - 0{\cdot}4 = -0{\cdot}2$ lakhs.

*The other half goes to the Municipality, though they neither own the land nor have contributed anything towards the cost of developing it.

From (*iv*) profit from Trust's land=

I^{t}=35·7—6·4—5·3=24·0 lakhs.

From (*viii*) Government's share in Interest and Sinking Fund charges=

I^{g}=9·6—1·0=8·6 lakhs.

From (*ix*) Municipality's share in Interest and Sinking Fund charges=

I^{m}=33·6—0·2—16·7=16·7 lakhs.

From (*x*) Trust's share in Interest and Sinking Fund charges=

I^{t}=24·0 + 19·6=43·6 lakhs.

Final distribution after allowing for effect of Municipal taxation.

16. Against the share (16·7 lakhs) of the Interest and Sinking Fund charges shown above as borne by the Municipality there should be set off what the Municipality have received from the Trust in the shape of taxes. It is a great pity that the Municipality ever levied these taxes; for the result at the end of the ten years would have been the same, whether they had done so or not; in the former case they get now taxes 6·3 lakhs plus share of profits 16·7 lakhs; in the latter they would have got 23 lakhs as their share of the enlarged profits. Both the Municipality and the Trust would have saved much expenditure on establishment had these taxes not been levied; for the amount of account work entailed by record of demand, payment and refund negotiations in items running right down to sums of less than one rupee has been enormous. The real distribution of the burden of Interest and Sinking Fund charges is best shown by setting out the figures given in the preceding paras. as they would have been had the Municipality treated the Trust as a department of the Municipality and therefore abstained from levying taxes. These modified figures are given in the tabular statement appended as Exhibit **D** below the figures given in paras. 7, 8, and 9 above.

It will be seen that the Municipality contributed 10·8 lakhs or 15·5 per cent. and Government 9·2 lakhs or 13·5 per cent. towards the total Interest and Sinking Fund charges, 68·9 lakhs. Roughly, the Trust may say that they have been helped by Government and the Municipality together to the extent of 2 lakhs per annum, the Municipality helping them by just a little more than Government.

17. On the other hand, the Trust have sunk Capital amounting to Rs. 20,51,114 in the development of Government and Municipal lands, including Capital borrowed to pay interest and sinking fund charges, *viz.* :—

On Schedule C land	Rs. 4,81,482	}	Rs. 9,89,649*	
„ E „	„ 5,08,167			
„ D „	.....		„ 10,61,465	
Total ...			Rs. 20,51,114	

*This exceeds by about Rs. 70,000 Government's nett contribution towards the Trust's Interest and Sinking Fund charges to date.

Thus the Trust have spent for the benefit of Government and Municipal Estates more than half a lakh more in Capital than they have received from Government and the Municipality as contribution towards their annual expenses.

J. P. ORR, *Chairman*,

1st November 1909. *City of Bombay Improvement Trust.*

Exhibit A referred to in para. 3 of Appendix B.

Note on Government lands vested in the Trust.

1. The Government lands originally vested in the Trust were of two classes, *viz.* (*i*) land which the Trust were free to develop into building estates forthwith

and (*ii*) land which the Trust could develop into building estates either not at all (*e.g.*, the Flats), or only with the previous sanction of Government.

2. Lands of the former class were valued in Schedule C and the aggregate value formed the Board's Capital debt to Government, while on the other lands no value was set in the Schedule, and so for the time being the Trust incurred no debt in respect of them.

3. It was, however, provided that when any of these latter lands were actually appropriated for building purposes their value should be added to the Capital debt on which 3 per cent. interest was payable by the Trust under Section 68, while the value of any that might be definitely appropriated as permanent open spaces should, on such appropriation, be added to the Capital debt, but should be exempt from interest. The value of these open spaces was to be gradually paid to Government out of the Trust's profits under Section 79 (3) (*b*) (*ii*).

4. There are now therefore three classes of Government lands vested in the Trust under Schedule C, *viz* :—

Class A.—Those in respect of which the Trust have a Capital debt subject to interest.

Class B.—Those in respect of which the Trust have a Capital debt exempt from interest.

Class C.—Those in respect of which the Trust have no Capital debt.

5. The gradual change in these classes, from year to year, is traced out in the appended statement. The effect of resumption from Class A has to deprive the Trust of their chance of making profits from development. The effect of transfer from Class C to Class A is to add to the Trust's chances of making profits from development. The effect of transfer from Class C to Class B is to saddle the Trust with a new debt in addition to the annual cost of maintenance, which, in both Class B and Class C, is far below the revenue from the lands in question. The effect of appropriation of land in Class A for streets is to reduce the Trust's debt by the value of the land in view of the fact that they can get no return from it.

6. The net result of these changes is that the area which the Trust is (nominally)* free to develop into building estates (Class A) has been reduced from 7·9 lakhs square yards to 6·1 lakhs square yards, and its value from Rs. 72·6 lakhs to Rs. 45 lakhs, an addition of Rs. 14·6 lakhs has been made to the Board's debt in respect of areas

* But see notes in Col. 17 of Appendix D (1) and para. 3 of Appendix B as to practical restrictions on development.

(the Cooperage and Marine Lines Maidan), aggregating 1½ lakhs square yards, which are to be kept as permanent open spaces and the area which the Board has to maintain as open spaces for the time being has been reduced from 22·6 lakhs square yards to 19 lakhs square yards.

7. The 3 per cent. interest due to Government for 1908-09 under Section 68 amounts to Rs. 1,21,637, which all but absorbs the total nett revenue derived from these Schedule C lands in that year, *viz.*, Rs. 1,23,249.

J. P. ORR, *Chairman,*

1st November 1909. *City of Bombay Improvement Trust.*

Statement showing gradual reduction of

Referred to in para. 5 of

Year.	Class.	Plots resumed.			Reasons for resumption.
		Name.	Area.	Value.	
1	2	3	4	5	6
			Sq. yds.	Rs.	
1898-99 ...	A	.....	.....	.....	.....
,, ...	B	.....	.....	.....	.....
,, ...	C	.....	.....	.....	.....
1899-1900 ...	A	.....	.....	.....	.....
,, ...	B	.....	.....	.....	.....
,, ...	C	Kennedy Sea Face	417	.....	Railway purposes ...
1900-01 ...	A	.....	.....	.....	.....
,, ...	B	.....	.....	.....	.....
,, ...	C	Flats	247,200	.....	Storm Water Reservoir ...
1901-02 ...	A	.....	.....	.....	.....
,, ...	B	.....	.....	.....	.....
,, ...	C	Kennedy Sea Face	184 + 412 = 596	.....	Railway purposes ...
1902-03 ...	A	Wellington Lines	5,870	1,31,000	Military purposes ...
,, ...	,,	Wodehouse Road	490	4,900	Telang Memorial Quarters...
		Carried over ...	254,573	1,35,900	

Government grant of land to the Trust.

Exhibit A to Appendix B.

Appropriation for Streets.			Remainder of Estate at the end of the year.		Remarks.
Plot.	Area.	Value.	Area.	Value.	
7	8	9	10	11	12
	Sq. yds.	Rs.	Sq. yds.	Rs.	
.....	.....	.....	787,198	72,60,992	This is the original grant under the Act. There was no change in 1898-99.
.....	.....	.....	.....	.....	
.....	.....	.....	2,256,837	.....	
	Total		3,044,035	72,60,992	
.....	.....	.....	791,642	72,61,242	4,444 square yards on the Kennedy Sea Face appropriated for building purposes. Schedule value increased by Rs. 250.
.....	.....	.....	53,596	5,85,960	Area appropriated as an open space on the Cooperage under Section 60 (4).
.....	.....	.....	2,192,380	.....	
	Total		3,043,618	78,47,202	
Chaupatty ...	15,920	1,59,200	775,722	71.02.042	
.....	.....	.....	53,596	5,85,960	
.....	.....	.....	1,946,180	.....	
	Total		2,780,498	76,88,002	
Chaupatty ...	727	7,270	774,995	70,94,772	
.....	.....	.....	53,596	5,85,960	
.....	.....	.....	1,945,584	.....	
			2,779,175	76,80,732	
Wellington Lines..	1,361	13,611	681,453	60,87,051	Besides the Items shown in Cols. 3 to 9 the following are taken into account :— i. Marine Lines Maidan 87,761 square yards valued at Rs. 3,77,510 permanently appropriated as an open space under Section 60 (4); deducted from "A" and added to "B." ii. A building site of 1,930 sq. yds. valued at Rs. 19,300 transferred from the Cooperage to the Wellington Lines Estate; deducted from "C" and added to "B." iii. A shortage of 837 square yards found on actual measurement of the Cooperage in the year is deducted from "C."
.....	.....	.....			
Carried over...	18,008	1,80,081			

Year.	Class.	Plots resumed. Name.	Area.	Value.	Reasons for resumption.
1	2	3	4	5	6
		Brought over ...	Sq. yds. 254,573	Rs. 1,55,900	
1902-03 ...	B	.....	.....	.....	.....
,, ...	C	Secretariat Plot	105	.....	Alignment of Mayo Road ...
,, ...	,,	Kennedy Sea Face	10	.....	Railway purposes ... ...
1903-04 ...	A	Police Lines	148	1,480	Police Customs Chowki ... ...
,, ...	,,	Wodehouse Road	1,805	51,695	Telang Memorial Quarters ...
,, ...	,,	Saluting Battery	5,600	(a) 2,87,525	Military purposes ... ...
,, ...	B	.....	.....	.....	.....
,, ...	C	Chaupatty Hill Slope ...	89	.....	Drainage for Body quarter Lines..
,, ...	,,	Flats	14,355	.....	Open Channel for Storm-water ...
1904-05 ...	A	Police Lines	5,086	50,860	Police Customs Chowki ... ...
,, ...	B	.....	.....	.....	.....
,, ...	C	Flats	23,711	.....	Municipal Channels ... ...
1905-06 ...	A	Marine Lines	1,542	15,420	Road purposes ... ...
,, ...	,,	Cotton Green	13,105	(b) 1,39,195	Railway purposes ... ...
,, ...	,,	Crescent Site	31,957	7,98,925	Prince of Wales' Museum ...
,, ...	B	.....	.....	.....	.....
,, ...	C	Flats	2,133	.....	Approach Road to Kutchra Siding.
1906-07 ...	A	Hornby Road	2,022	43,587	Board's Offices, Storeyard and Payshed.
,, ...	,,	.....	.....	.....	.....
,, ...	B	.....	.....	.....	.....
,, ...	C	.....	.....	.....	.....
		Carried over ...	356,241	15,24,587	

Appropriation for Streets.			Remainder of Estate at the end of the year.		Remarks.
Plot.	Area.	Value.	Area.	Value.	
7	8	9	10	11	12
	Sq. yds.	Rs.	Sq. yds.	Rs.	
Brought over...	18,008	1,80,081			
.....	.....	.....	146,347	14,63,470	
Cooperage ...	4,815	.....	1,937,887	.....	
.....	.....	.....			
			2,765,687	75,50,521	
Chaupatty ...	225	2,255			
.....	.....	.....	673,675	57,44,096	(a) The Schedule value of the Salutary Battery is Rs. 2,80,000, but on resumption of the plot credit for an extra Rs. 7,525 was given to the Trust on account of Capital they had spent on filling a well in the plot.
.....	.....	.....			
.....	.....	.....	146,347	14,63,470	
.....	.....	.....	1,923,443	.....	
.....	.....	.....			
			2,743,465	72,07,566	
Wellington Lines...	2,761	27,610	665,828	56,65,626	
.....	.....	.....	146,347	14,63,470	
.....	.....	.....	1,899,732	.....	
			2,711,907	71,29,096	
Wodehouse Road...	5,323	53,230			
.....	.....	.....	613,901	46,58,856	(b) Schedule value Rs. 1,31,050. Extra Rs. 8,145 credited to Trust on account of expenditure on fire service mains.
.....	.....	.....			
.....	.....	.....	146,347	14,63,470	
.....	.....	.....	1,897,599	.....	
			2,657,847	61,22,326	
Crawford Market Plot ...	1,267	25,340	609,583	45,79,639	
Chaupatty ...	1,029	10,290			
.....	.....	.....	146,347	14,63,470	
.....	.....	.....	1,897,599	.....	
Carried over...	33,428	2,98,806	2,653,529	60,43,109	

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

Year.	Class.	Plots resumed. Name.	Area.	Value.	Reasons for resumption.
1	2	3	4	5	6
		Brought over...	Sq. yds. 356,241.	Rs. 15,24,587	
1907-08 ...	A	Hornby Road	425	18,579	Road Alignment ... ...
,, ...	,,	.....	3,912	87,055	Executive Engineer, Presidency Stores.
,, ...	B	.....	.....	.....	.....
,, ...	C	.....	.....	.....	.....
1908-09 ...	A	Wodehouse Road	6,578	76,302	Police Accommodation ... ...
,, ...	B	.....	.....	.....	.....
,, ...	C	.....	.....	.....	.....
		Total ...	367,156	17,06,523	

Comparison of original grant with grant as it stood at the end of 1908-09:—

A.—Land appropriated for development into building sites ... ...

B.—Permanently appropriated as open space ... ...

C.—Other area not available for development into building estates ... ...

Total ... ...

Add—Areas held from Government on terms similar to those of Schedule C—

Admiral's bungalow site on Queen's Road ... ...

Land at Chowpatty level-crossing after deducting area resumed for Railway purposes ...

Grand Total at end of 1908-09 ... ...

Calculation of 3 per cent. interest due to Government for 1908-09:—

3 per cent. interest is payable on the Wodehouse Police Accommodation Scheme from 1st April 1908 makes the whole interest due to Government on 1st April 1909, Rs. 1,33,037, but a claim for rebate is to be has not yet made a valuation under Section 66. The value will probably be Rs. 4,63,990, and the interest due to the assumed value of the Admiral's bungalow site from 8th June 1908, the date on which the site was handed

Appropriation for Streets.			Remainder of Estate at the end of the year.		Remarks.
Plot.	Area.	Value.	Area.	Value.	
7	8	9	10	11	12
	Sq. yds.	Rs.	Sq. yds.	Rs.	
Brought over ...	33,428	2,98,806	.....	.....	
.....	.....	.....	605,246	44,74,005	
.....	.....	.....	.....	.....	
.....	.....	.....	146,347	14,63,470	
.....	.....	.....	1,897,599	.....	
			2,649,192	59,37,475	
.....	.....	.....	598,668	43,97,703	
.....	.....	.....	146,347	14,63,470	
.....	.....	.....	1,897,599	.....	
Total ...	33,428	*2,98,806	2,642,614	58,61,173	* Government have given up gratis for roads land valued in the Schedule at nearly 3 lakhs.
	Original grant.		At end of 1908-09.		
	Area.	Sch. Value.	Area.	Sch. Value.	
	Sq. yds.	Rs.	Sq. yds.	Rs.	
... ...	787,198	72,60,992	598,668	43,97,703	
... ...	.....	.....	146,347	14,63,470	
... ...	2,256,837	.....	1,890,599	.....	
... ...	3,044,035	72,60,992	2,642,614	58,61,173	
... ...	.....	.....	8,258	1,03,225	This brings Class A up to 606,926 sq. yds. with Schedule value Rs. 45,00,928.
... ...	.....	.....	7,265	*Nil.*	This brings Class C up to 1,904,864 sq.yds.
... ...	3,044,035	72,60,992	2,658,137	59,64,398	

to 24th September 1908, it amounts to Rs. 1,106. This, added to 3 per cent. for 1908-09 on Rs. 43,97,703, made in respect of about 26,973 square yards appropriated to streets before 1908-09, for which the Collector Government will thus become Rs. 1,19,117, to which must be added Rs. 2,520, being 3 per cent. per annum on over to the Trust till the 31st March 1909, making the total payable to Government for 1908-09 Rs. 1,21,637.

J. P. ORR, *Chairman,*

BOMBAY, 1*st November* 1909. *City of Bombay Improvement Trust.*

Exhibit A (*contd.*)

Statement showing gradual reduction of Municipal Grant of land to the Trust.

Official Year.	Plot resumed.			Reason for Resumption.	Appropriations for Streets.			Remainder at close of year.		Remarks.
	Name.	Area.	Value.		Plot.	Area.	Value.	Area.	Value.	
		Sq. yds.	Rs.			Sq. yds.	Rs.	Sq. yds.	Rs.	
1898-99 ...	.....	...	...	.....	.....	...	...	748,018	18,40,559	Area and schedule value as in the Act.
1900-01 ...	Lands at Matunga ...	2,903	1,452	For Scavengers' Chawl.	.....	...	...	745,115	18,39,107	
1902-03 ...	.....	...	...	.....	.....	...	...	743,047	18,39,107	Acquired by Government for Railway purposes: 2,068 square yards on payment of Rs. 743-10-11 in cash.
1906-07 ...	Agripada Estate ...	750	10,710	For Phthisis Ward, Adams Wylie Hospital.	Agripada Connaught Road.	1,858 2,672	6,689 14,213	737,767	18,07,495	
1908-09 ...	.....	...	...	.....	.....	...	..	736,205	18,07,495	Acquired by Government: 1,562 square yards for Railway purposes on payment of Rs. 893 in cash.

Comparison of Original Grant with grant as it stood at the end of 1908-09 :—

Original Grant.		At the end of 1908-09.	
Area.	Value.	Area.	Value.
	Rs.		Rs.
748,018	18,40,559	736,205	18,07,495

BOMBAY, 1*st November* 1909.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Exhibit B referred to in para. 5 of Appendix B.

STATEMENT comparing the Municipal contribution to the Trust with 2 per cent. on City Assessments.

Year.	Rateable assessment chargeable with General Tax.	Amount payable at 2 per cent. on the rateable value in column No. II.	Amount actually paid by Municipality.	REMARKS.
I.	*II	III.	IV.	V.
	Rs.	Rs.	Rs.	
1900-01	2,49,61,166	4,99,223	4,74,605	
1901-02	2,56,68,486	5,13,370	4,81,000	
1902-03	2,61,13,160	5,22,263	5,00,000	
1903-04	2,38,15,493	5,36,310	3,50,000	
1904-05	2,91,17,518	5,82,350	2,00,000	
1905-06	2,99,05,630	5,98,112	2,50,000	
1906-07	3,24,35,329	6,48,706	3,00,000	
1907-08	3,52,45,956	7,04,918	3,56,081	
1908-09	3,77,99,032	7,55,980	4,50,000	
Total ...	26,80,61,780	53,61,232	33,61,686	

* This is the rateable value as it stood on the 31st March of the preceding year and does not include value of Municipal properties.

Out of the contribution actually paid Rs. 16,76,006 was refunded in 1909-10 leaving net Municipal contribution Rs. 16,85,680.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1*st November* 1909.

Exhibit C referred to in para. 6 of Appendix B.

ANALYSIS OF GENERAL ACCOUNT.

YEAR.	RECEIPTS. Rents Lakhs.	Municipal Contribution Lakhs.	Interest on Investment Lakhs.	Miscellaneous Lakhs.	Total Lakhs.	EXPENDITURE. Maintenance Lakhs.	Municipal Rates and Taxes Lakhs.	Interest and Sinking Fund Lakhs.	Miscellaneous Lakhs.	Total Lakhs.	Balance appropriated to Capital Lakhs.	
1	2	3	4	5	6	7	8	9	10	11	12	
1898-99 ...	1·9	...	...	...	1·9	0·1	...	...	...	0·1	1·8	Rent received in 1898-99 was mainly rent under Schedule F. v. para. 4 of covering note.
1899-1900 ...	0·7	...	0·8	...	1·5	0·2	0·2	...	...	0·4	1·1	In published accounts of these 2 years Municipal Taxes are shown under maintenance; here they are separated.
1900-01 ...	0·9	4·75	1·65	...	7·3	0·3	0·2	2·2	...	2·7	4·6	
1901-02 ...	1·2	4·8	1·47	0·03	7·5	0·4	0·2	2·5	...	3·1	4·4	
1902-03 ...	1·4	5·0	3·5	...	9·9	0·4	0·2	4·1	...	4·7	5·2	
1903-04 ...	2·6	3·5	2·3	...	8·4	0·4	0·4	5·7	0·1	6·6	1·8	
1904-05 ...	5·8	2·0	2·7	...	10·5	0·7	0·9	8·1	0·1	9·8	0·7	
1905-06 ...	9·7	2·5	1·9	...	14·1	1·43	1·3	10 05	0·1	12·9	1·2	
											—20·8	
1906-07 ...	8·5	3·0	2·1	0·1	13·7	1·9	1·1	11·2	0·1	14·3	—0·6	
1907-08 ...	8·1	3·6	2·4	0·1	14·2	2·2	1·0	12·1	0 1	15·4	—1·2	
1908-09 ...	9·4	4·5	1·1	0·1	15·2	2·5	0·84	13·0	0·14	16·5	—1·3	
											—3·1	
Total to end of 1908-09.	50·2	33·6	19·9	0·3	104·2	10·5	6·3	68·9	0·6	86·5	17·7	

Out of the 50·2 rents no less than 36·3 or 72 per cent. was from temporary occupation. Since 1901-2 our rents have, except in 1905-6, been about 8 lakhs short of Interest and Sinking Fund charges.

Of the 17·7 surplus at end of 10 years 16·7 is to be paid to Municipality and 1 to Government.

Of the 33·6 Municipal Contribution 16·7 has now been refunded and nett Municipal Contribution after deducting taxes is 10·6 in the 11 years.

Government Contribution after deduction of the 1 lakh now to be paid to them as their share of profits is 9·2 in the 11 years.

The totals in Columns 4, 6, 9 and 11 differ from those in published Balance Sheets as the following figures of adjustment for interest are omitted therefrom.

Year.	Amount. Rs.	
1900-01	49,229	These are amounts which we paid as interest to date on Government paper, when purchasing, and subsequently recovered in the shape of interest on the paper on due date. In published accounts these figures are added to those now given in columns 4, 6, 9 and 11.
1901-02	63,306	
1902-03	13,159	
1903-04	17,273	
1904-05	47,534	
1905-06	6,127	
Total ...	1,96,230	

Column 8 shows net payments of Taxes after deducting refunds, whereas in published accounts refunds are shown under receipts and gross payments under expenditure.

BOMBAY, 1st *November* 1909.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

Exhibit D referred to in paras. 9 and 12 of Appendix B.

Analysis of General Account for 10 years to show how the burden of Interest and Sinking Fund charges on Trustees' borrowings has been shared by Government, the Municipality and the Trust.

Lakhs.

Sources of Revenue.	Rents.	Maintenance.	Taxes.	Profit from land Col. 2-3-4.	Profit from cash transactions.	Total Interest and Sinking Fund Charges.	Nett profit in General Account distributed between Government and Municipality.	Distribution of Interest and Sinking Fund Charges.			Percentage of Interest and Sinking Fund Charges.
								Profit from Land.	Cash Profit.	Total.	
1	2	3	4	5	6	7	8	9	10	11	12
	R	M	T	L	C	I	P				
Government	13·5	3·3	0·6	9·6	.....	.....	1·0	8·6	.....	8·6	12·5
Municipality	1·0	0·3	0·4	—0·2	33·6	.....	16·7	—0·2	16·9	16·7	24·5
Trust	35·7	6·4	5·3	24	19·6	.....	.....	24	19·6	43·6	63
Total ...	50·2	10·5	6·3	33·4	53·2	68·9	17·7	32·4	36·5	68·9	100
If the Municipality had levied no taxes from the Trust the figures would have been as follows :—											
Government	13·5	3·3	.....	10·2	.....	.....	1·0	9·2	.....	9·2	13·5
Municipality	1·0	0·3	.....	0·2	33·6	.....	23·0	0·2	10·6	10·8	15·5
Trust	35·7	6·4	.....	29·3	19·6	.....	.....	29·3	19·6	48·2	71
Total ...	50·2	10·5	.....	39·7	53·2	68·9	24·0	38·7	30·2	68·9	100

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1*st November* 1909.

Exhibit E referred to in para. 14 of Appendix B.

Statement showing the distribution of net Credit Balance under General Account as per Section 79 (3) (b) of the Act.

				Rs. a. p.
Total Credit Balance as per Section 79 (1) as at 31st March 1909				20,80,318 4 5
Total Debit Balance as per Section 79 (2) as at 31st March 1909				3,04,169 2 10
Net Credit Balance as at 31st March 1909				17,76,149 1 7
DISTRIBUTION.				
Net Credit Balance as above...				17,76,149 1 7
Amount to be paid to the Corporation being Municipal contribution in 1908-09 as per Section 79 (3) (b) (i)				4,50,000 0 0
Balance ...				13,26,149 1 7
Amount to be paid to Government as per Section 79 (3) (b) (ii) value of Schedule "C" Lands appropriated as open spaces is Rs. 14,65,470 and the sum at 61 per cent. on the same works out to				8,927 2 8
Balance ...				13,17,221 14 11
Amount to be paid to Government as profits in accordance with Section 79 (3) (b) (iii.)		Rs. a. p.		
Rents, &c., of Schedule "C" Lands for 1908-09		1,74,072 11 3		
Do. do. "E" do.		1,12,631 2 8		
		2,86,703 13 11		
Deduct—	Rs. a. p.	Rs. a. p.		
Expenditure for 1908-09.				
Schedule "C" Land	43,917 4 5			
Do. "E" do.	1,362 2 6			
		45,279 6 11		
Maintenance of Streets.				
Schedule "C"	4,132 0 6			
Do. "E"	3,586 15 11			
		7,719 0 5		
Municipal Rates and Taxes.				
Schedule "C"	7,089 3 10 *Dr.*			
	4,263 13 10 *Cr.*			
		2,775 6 0		
Schedule "E"	7,943 6 6 *Dr.*			
	4,260 1 6 *Cr.*			
		3,683 5 0		
Interest and Sinking Fund charges at 4·61 per cent. on Capital Expenditure as debited below—				
SCHEDULE "C" EXPENDITURE.				
Capital cost up to 31st March 1908, including preliminary expenses. 4,49,915 0 0				
½ cost of works executed in 1908-09. ... ... 16,083 0 0				
SCHEDULE "E" EXPENDITURE.				
Capital cost up to 31st March 1908 ... ... 4,90,007 0 0				
Half cost of works executed in 1908-09 ... 1,460 0 0				
Capital borrowed to meet interest and Sinking Fund charges up to 31st March 1908. 75,240 0 0				
4·61 per cent. on Rs. 9,72,105 0 0 =		44,814 0 8	1,04,371 3 0	
Total net profits on Schedule "C" and "E" ...			1,82,432 10 11	
½ on the above				91,216 5 5
Balance—				
To be paid to the Corporation under Section 79 (3) (b) (iv)			Rs.	12,26,005 9 6
ABSTRACT OF THE ABOVE.				
Sums to be paid to the Municipal Corporation under Section 79 (3) (b) (i) ...			4,50,000 0 0	
" " " " Section 79 (3) (b) (iii) ...			12,26,005 9 6	
				16,76,005 9 6
Sums to be paid to Government under Section 79 (3) (b) (ii)			8,927 2 8	
" " " Section 79 (3) (b) (iii)			91,216 5 5	
				1,00,143 8 1
			Total ... Rs.	17,76,149 1 7

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1*st November* 1909.

APPENDIX C.

Analysis of Trust's Loan Transactions to end of 1908-09.

Loan of	Date of Issue.	Description of Loans (all for 60 years at 4 per cent.	Average Rate of Issue.	Face Value of Debentures.	Premium + or Discount—	Nett Receipts.	½ yearly interest payable.	Sinking Fund.					
								Basis.	Amounts payable ½ yearly.	Total Amount paid to date.	Interest accrued to date.	Total S. Fund including interest.	Nominal Value of Investment up to date in 4 per cent. Stock.
1	2	3	4	5	6	7	8	9	10	11	12	13	14
				Rs.	Rs.	Rs.	Rs.		Rs.	Rs.	Rs.	Rs.	Rs
1899	1st November 1899...	Improvement Trust Coupon Debentures	96 0 0	50,00,000	— 2,00,000	48,00,000	1,00,000	4%	10,564	1,84,968	53,420	2,23,388	2,25,000
1901	6th September 1901...	Improvement Trust Debentures.	95 4 0	30,00,000	— 1,42,394	28,57,606	60,000	,,	6,280	87,920	12,886	1,00,806	1,02,000
1902	15th July 1902 ...	Do.	98 2 0·6	30,00,000	— 56,150	29,43,850	60,000	,,	6,280	75,360	8,801	84,161	84,500
1903	20th August 1903 ...	Do.	100 4 0	60,00,000	+ 14,992	60,14,992	1,20,000	,,	12,560	1,25,600	11,603	1,37,203	1,36,500
1904	7th September 1904...	Do.	102 5 9·488	50,00,000	+ 1,18,083	51,18,083	1,00,000	,,	10,493	82,679	5,730	88,409	88,000
1905	12th ,, 1905...	Do.	103 10 2·75	30,00,000	+ 1,09,179	31,09,179	60,000	,,	6,280	37,680	1,863	39,543	40,000
1906	3rd October 1906 ...	Do.	100 15 9	20,00,000	+ 19,688	20,19,688	40,000	3%	6,148	24,481	697	25,179	300
1907	24th September 1907.	Do.	98 4 1·671	15,00,000	— 26,119	14,73,881	30,000	,,	4,610	9,219	92	9,311	9,500
1908	8th ,, 1908...	Do.	96 4 6·914	30,00,000	— 1,11,250	28,88,750	60,000	,,	9,219	.....	.....	...	...
				3,15,00,000	— 2,75,971	3,12,25,029	6,30,000		72,434	6,27,907	80,092	7,08,000	7,12,000

BOMBAY, 1*st November* 1909.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

Trust Estates on Government Land (Schedule C and Schedule E) as at close of 1908-09.

Serial No.	NAME OF PLOT.	Area in thousands of	Schedule value in thousands of	DEVELOPED LAND. Leased Plots. No.	Leased Plots. Area in thousands of	Leased Plots. Capital value in thousands of	Leased Plots. Rental in thousands of	Unleased Plots. No.	Unleased Plots. Area in thousands of	Unleased Plots. Capital value in thousands of	Unleased Plots. Rental in thousands of	Open space in thousands of	Roads in thousands of	UNDEVELOPED PORTION. Area in thousands of	Undeveloped Portion. Schedule value in thousands of	REMARKS.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Schedule C—Land.	S. Y.	Rs.		S. Y.	Rs.	Rs.		S. Y.	Rs.	Rs.	S. Y.	S. Y.	S. Y.	Rs.	
1	Flats	1,414	...	...	...	...	...	...	...	...	...	...	...	1,414	...	Permanent building or leasing prohibited; park being gradually formed.
2	Kennedy Sea Face ...	4	...	1	4	0·25	0·01	.	...	...	...	...	...	*Nil.*	...	Swimming Bath.
		414	...	...	...	...	...		...	...	...	...	...	414	...	Constant source of expense; may not be built on without Government sanction.
3	Cooperage	59	586	...	...	...	...	..	...	...	...	59	...	...	...	Permanently appropriated as open space under Section 60 (4).
4	Secretariat Plot ..	18	...	...	...	...	...	...	...	...	...	...	...	18	...	Mostly occupied by Government free of rent; remainder a source of expense; may not be built on without Government sanction.
		88		...	...	...	...	...	...	...	...	88	...	*Nil.*	...	Permanently appropriated as open space under Section 60 (4).
5	Marine Lines	33	1,206	20	33	640	27·1	...	...	...	...	...	...	...	...	
6	Wellington Lines ..	34	271	16	32	856	24·6	...	...	...	...	11	...	...	...	A discrepancy in area here due to uncertainty as to the boundary between the Cooperage and Wellington Lines is under investigation.
7	Wodehouse Road	47	370	18	40	822	32·9	...	...	...	...	...	1	*Nil.*	...	
8	Plot South of Old Town Barracks.	2	65	...	...	...	...	...	...	...	...	...	...	2	65	Government do not permit the Trust to dispose of this plot except on temporary lease to the Military Department at a rent equal to 3 per cent. on Schedule Value.
9	Hornby Road	65	1,272	33	40·5	1,763	59·8	...	...	...	...	1	20	*Nil.*	...	An area of 3,288 square yards on which the Chartered Bank stands, though included in the Hornby Road plot, is leased by Government and not by the Trust, the latter, however, receiving the rent Rs. 204 under Section 74 of the Act.
10	Triangular Plot South of Crawford Market.	8	166	1	7·5	322	12·9	...	...	...	...	...	...	...	...	Mistake in area in Schedule C is being referred to Government.
11	Dispensary Plot ...	2	34	1	2	40	1·6	...	...	...	...	...	...	...	...	This plot still vests in the Trust, but is now notified for acquisition under Land Acquisition Act for G. I. P. Railway Company.

Serial No.	NAME OF PLOT.	Area in thousands of	Schedule value in thousands of	Developed Land.								Undeveloped Portion.		Remarks.
				Leased Plots.				Unleased Plots.						
				No.	Area in thousands of	Capital value in thousands of	Rental in thousands of	No.	Area in thousands of	Capital value in thousands of	Rental in thousands of	Open space in thousands of	Roads in thousands of	Area in thousands of	Schedule value in thousands of	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
		Sq. yds.	Rs.		Sq. yds	Rs.	Rs.		Sq. yds.	Rs.	Rs.	Sq. yds.	Sq. yds.	Sq. yds.	Rs.	
12	Plot North of Municipal Offices.	7	198	1	7	222	4·8	...	...	...	...	...	...	...	...	
13	Chaupati Estate ...	53	...	...	...	...	...	...	...	...	...	53	...	...	...	Hill Side.
		64	646	5	8	219	9·9	29	44	724	32·6	3	...	7	22*	A discrepancy of nearly 2,000 square yards between actual area of Chaupati Estate and scheduled area is under investigation.
		7	71	1	1	12	0·5	4	5	108	4·8	...	1	...	...	* This is the maximum present sale value being far below Schedule value at average rate for whole Estate, *viz.*, Rs. 10 per square yard.
14	Parel Estate	330	991	...	...	...	...	...	...	...	...	...	...	330	991	Half of this Estate is in occupation of Government rent free, the Trust bearing 2/3rds of pay of mallis and sweepers; the other half is included for development in Scheme XXXI recently sanctioned.
	Total Schedule C Land..	2,643	5,876	97	175	4,886	172·1	33	49	832	37·4	215	22	2,185	1,078	
Plots held from Government on terms similar to those of Schedule C Lands.	Site of Admiral's Bungalow.	8	103	...	...	...	...	1	8	258	10	...	...	...	...	This plot was leased in 1909-10.
	Chaupati Level Crossing Plot.	7	...	...	...	...	...	...	...	...	...	...	...	7	...	A 20′ strip is now to be resumed for railway purposes and the remainder is of no use to the Trust.
	Total ... *Schedule E Land.*	2,658	5,979	97	175	4,886	172·1	34	57	1,090	47·4	215	22	2,192	1,078	
	Colaba Reclamation ...	94	...	31	48	2,203	99·1	4	6	151	6·8	14†	26	...	...	† Revetment.
	Grand Total. Government Land	2,752	5,979	128	223	7,089	271·2	38	63	1,241	54·2	229	48	2,192	1,078	

Total value of developed land columns 7 and 11—Rs. 83·3 lakhs including Rs. 5·8 for Schedule C lands.

Total debt to Government on Schedule C lands Rs. 59·6 lakhs including Rs. 10·8 lakhs on undeveloped areas of which about one half is capable of development into revenue-yielding building estates.

The debt of Government is 0·2 lakhs less than Schedule Value on account of deductions made in respect of work done by the Trust on the Salutary Battery Plot and the Cotton Green before they were resumed.

J. P. ORR, *Chairman,*

City of Bombay Improvement Trust.

1st *November* 1909.

APPENDIX **D** (2).

Trust Estates on Municipal land (Schedule D) as at close of 1908-09.

Serial No.	NAME OF ESTATE.	Area in thousands of	Schedule value in thousands of	DEVELOPED LAND.											UNDEVELOPED LAND.	
				Leased Plots.				Unleased Plots.								
				No.	Area in thousands of	Capitalized value in thousands of	Rental in thousands of	No.	Area in thousands of	Capitalized value in thousands of	Rental in thousands of	Open space in thousands of.	Roads in thousands of	Service passages in thousands of.	Area in thousands of	Schedule value in thousands of
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
		Sq. yds.	Rs.		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.	Sq. yds.	Sq. yds.	Sq. yds.	Sq. yds.	Rs.
1	Connaught Road ...	34	179	13	10	86	3·5	*18	20	161	6·4	1	...	...	...	...
2	Agripada Estate ...	410	1,281	46	50·5	408	16·3	75	121	1,030	41	29	66	9	128·5	401·5
3	Matunga Lands ...	292	348	...	...	...	...	...	...	...	...	...	...	...	292	348
	Total ...	736	1,808	59	60·5	494	19·8	93	141	1,191	47·4	30	66	9	420·5	749·5

In Connaught Road Estate roads constructed by the Trust covering an area of 2,672 square yards have been handed over to the Municipality and are therefore excluded from the above statement as vesting no longer in the Trust. Similarly 1,858 square yards of road in Agripada.

*This includes 13 plots which have always been occupied by the Maratha Hospital and have never been in possession of the Trust's area—15,752 square yards ; schedule value Rs. 78,760 ; Capital value Rs. 1,29,310 ; annual rental Rs. 5,172.

There is an excess of 3,000 square yards in the area of Plot B as given in the schedule over the correct area in Connaught Road Estate.

Besides the areas shown in columns 5 to 15 the developed area of Agripada includes 4,851 square yards devoted to a Police Accommodation Scheme and 20,372 square yards devoted to the Trust's Chawls.

1*st November* 1909.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX D (3).

Trust's Permanent Estates on their own land as at close of 1908-09.

Serial Number of Scheme.	Name of Scheme.	Land acquired up to 31st March 1909.		Developed Land.												Undeveloped Land.		Remarks.
				Leased Plots.				Unleased Plots.										
		Area in thousands of square yards.	Amount in thousands of Rupees.	No.	Area in thousands of square yards.	Capitalized value in thousands.	Rental in thousands.	No.	Area in thousands of square yards.	Capitalized value in thousands.	Rental in thousands.	Open rents in thousands of square yards.	Rents in thousands of square yards.	Service Tenure in thousands of square yards.		Area acquired.	Proportionate cost of acquisition.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		16	17	18
I	First Nagpada ...	73	1,534	54	39	706	31·8	2	2	20	0·9	3	15	3		*Nil.*	*Nil.*	
II	Princess Street ...	115	5,992	58	28	3,517	158·4	42	28	4,139	186·3	0	43	4		12	625	
III	Sandhurst Road ...	217	7,356	6	7	364	16·4	15	15	796	35·8	0	82	*Nil.*		113	3,831	
IV	Gamdevi Estate ...	154	1,131	9	10	219	9·9	90	94	1,946	87·6	10	56	6		*Nil.*	*Nil.*	The figures in Gamdevi are exclusive of certain lands which though numbered as plots 91 to 95 of Gamdevi Estate are strictly part of the Chowpati Estate in Schedule C. The excess of developed land over land shown as acquired in columns 3 and 4 is due to the fact that a large area belonging to the Parsi Panchayat is by agreement in possession of the Trust though the formal award has not yet been made.
V	Dadar Matunga ...	377	444	...	...	...	...	...	...	...	...	...	...	...		377	444	
VI	Sion Matunga ...	309	324	...	...	...	...	...	...	...	...	...	...	...		309	324	
VIII	Mandvi-Koliwada..	25	1,957	...	...	...	...	...	...	...	...	...	14	...		11	861	Development in progress.
IX	Sankli Street ...	0·3	17	...	...	...	...	...	...	...	...	..	0·3	...		...	...	
XIII	Souter Street ...	7·5	21	...	...	...	...	...	...	...	...	...	...	...		7·5	21	Do.
XXVII	Mathew Road ...	46	1,066	...	...	...	...	...	...	...	...	...	...	...		46	1,066	
XXIX	Nowroji Hill ...	80	2,835	...	...	...	...	...	...	...	...	...	...	...		80	2,835	
XXXI	Parel	56	326	...	...	...	...	...	...	...	...	...	...	...		56	326	
	Total ...	1,460	23,069	127	84	4,806	216·5	155	139	6,901	310·6	13	210·3	13		1,011·5	10,333	

Scheme VII Colaba Reclamation has been shown in statement of Government lands. Scheme X, XX to XXII are on Schedule C lands, Scheme XI and XII are on Schedule D lands. Schemes Nos. XIV to XIX and XXIII to XXVI are Police Accommodation Schemes. Schemes XXVIII and XXXII and those following XXXVII have not as yet been sanctioned.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

1st *November* 1909.

APPENDIX **D** (4).

Summary.

Serial Number.	NAME.	LAND.		DEVELOPED LAND.												UNDEVELOPED LAND.	
				LEASED PLOTS.				UNLEASED PLOTS.									
		Area in thousands of	Cost of acquisition in thousands of	Number.	Area in thousands of	Capitalized value in thousands of	Rental in thousands of	Number.	Area in thousands of	Capitalized value in thousands of	Rental in thousands of	Open spaces in thousands of	Roads in thousands of	Service passages in thousands of	Total area of developed land.	Area in thousands of	Cost of acquisition in thousands of
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	Trust's estates on Government land (Schedule C & E).	Sq. yds. 2,752	Rs. 5,979	128	Sq. yds. 223	Rs. 7,089	Rs. 2,71·2	38	Sq. yds. 63	Rs. 1,241	Rs. 54·2	Sq. yds. 229	Sq. yds. 48	Sq. yds. ...	563	Sq. yds. 2,192	Rs. 1,078
	Trust's estates on Municipal land (Schedule D).	736	1,803	59	60·5	494	19·8	93	141	1,191	47·4	30	66	9	312	420·5	749·5
	Trust's permanent estates on their own land.	1,460	23,069	127	84	4,806	216·5	155	139	6,901	310·6	13	210·3	13	479	1,001·5	10,333
	Total ...	4,948	30,856	314	367	12,389	507·5	286	343	9,333	412·2	272	324	22	...	3,614	12,160·0

Note.—The revenue earning capacity of the whole of the Trust's landed estates may roughly be judged from columns 7, 11 and 17, since no revenue is earned by roads and open spaces, and undeveloped land may be taken as worth at least as much as the Trust had to pay for it.

Developed land ... { Capital value of leased lands ... ... 12,389 } 21,722
„ „ unleased „ ... .. 9,333 }
Cost of acquisition of undeveloped lands ... 12,160
33,882
or say Rs. 339 lakhs.

Police Accommodation Schemes on which the Trust have spent nearly 8½ lakhs, v. p. 63, pay for themselves and therefore are not considered here.

1st *November* 1909.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

APPENDIX E.

APPEN I

List of Trus S

SCHEME.		Date of Notification Section 27.	Date of Declaration Section 29.	Total area included in scheme in lakhs of sq. yds.	Estimated cost of scheme Rs. Lakhs.	Capital Sunk up to 31st March 1909 Rs. lakhs.
No.	Name.					
1	2	3	4	5	6	7
I	1st Nagpada Improvement Scheme.	22nd December 1898.	2nd February 1900.	0·7	26·5	33·8
II	Princess Street	Do. ...	27th June 1901 ...	1·3	76·1	83·8
III	Sandhurst Road	28th December 1898.	25th September 1902.	2·6	111·6	93·5
IV	Gowalia Tank or Gamdevi ...	Do. ...	3rd October 1901 ...	1·8	19·6	21·9
V	Dadar—Matunga	14th September 1899.	14th June 1906 ...	16·1	48·5	5·0
VI	Sion—Matunga	12th October 1899 ...	24th May 1906 ...	19·8	65·0	4·3
VII	Colaba Reclamation (Schedule E land).	25th July 1901 ...	Not declared ...	0·8	4·5	5·1
			Carried over ...	43·1	351·8	247·4

DIX E.

Scheme.

Progress made.	Work yet to be done.	Estimated future expenditure Rs. lakhs.	Remarks.
8	9	10	11
185 houses demolished; area laid out afresh 50,676 square yards in plots now mostly built on and 21,398 in roads, open spaces and service passages.	One property to be acquired and demolished.	0·16	
An 80 feet road 3,000 feet long driven through an area previously densely congested; 123 houses demolished; 84,670 square yards laid out in plots half of which are now built on and 40,776 square yards in roads and open spaces. Chals constructed to accommodate 2,208 adults.	Government Sanad lands 2,864 square yards to be acquired; a few service passages to be made up and the portion of the Scheme East of Sheik Memon Street to be developed.	7·44	These areas are quite unrecognizable to those who knew them when only ten (in some parts 5) years ago they were densely covered with insanitary ill-arranged houses along narrow winding and unventilated lanes.
An 80 feet road 8,400 feet long driven through an area of which the greater part was previously densely congested; 471 houses demolished; 104,478 square yards laid out as building sites; 118,248 square yards devoted to roads and open spaces. Chals constructed to accommodate 2,340 adults.	44,255 square yards to be acquired. Nowroji Hill (Scheme XXIX) to be cut down so as to complete the air lung from shore to shore and enable the remaining 600 feet of the road to be completed. 7 blocks of chals, to accommodate 2,232 adults, under construction to be completed.	23·2	
A 60 feet road (Hughes Road) constructed to connect Malabar and Cumballa Hills with Sandhurst Bridge and Queen's Road; 170,000 square yards cleared of palms, etc., levelled and drained, 110,694 square yards laid out in building sites, 72,421 square yards in roads and open spaces.	A small amount of filling and the paving of the foot-paths.	2	Residents in the neighbourhood of this new estate testify to the great improvement in the healthiness of the locality that has resulted from the draining and levelling of Gamdevi; but this is not yet generally known to outsiders, and so few of the building plots have been taken up as yet, as this area was notoriously malarious a few years ago.
Object to provide building sites for middle class people in North of Island 377,000 square yards acquired; most of it is yet to be filled and drained.	Three-fourths acquisition work; all filling, road making, etc.	48·4	
Ditto 309,121 square yards ...	Five-sixths acquisition work; all filling, levelling, road making, etc.	68·2	
Reclamation effected; fine sea-face promenade formed; 58,762 square yards laid out in house sites now nearly all built on; 35,598 square yards given up to roads and open spaces.	Paving of foot-paths and laying out of garden, if sanctioned.	0·26	
	Carried over	149·66	

APPEN

List of Trust

SCHEME. No.	SCHEME. Name.	Date of Notification Section 27.	Date of Declaration Section 29.	Total area included in scheme in lakhs of sq. yds.	Estimated cost of scheme Rs. Lakhs.	Capital Sunk up to 31st March 1909 Rs. Lakhs.
1	2	3	4	5	6	7
			Brought over ...	43·1	351·8	247·4
VIII	Mandvi-Koliwada	16th January 1902...	23rd October 1902 ...	0·4	27·5	24·2
IX	Sankli Street	13th Nov. 1902 ...	20th August 1903 ...	...	0·4	0·3
X	Street Scheme on Plot, South of Crawford Market.	11th Dec. 1902 ...	5th Nov. 1903 ...	...	0·1	*a* 0·05
XI	Street Scheme, Agripada ...	25th February 1904...	29th Sept. 1904 ...	...	7·2	*b* 2·3
XII	Do. Connaught Road ...	14th January 1904...	11th August 1904 ...	...	0·3	*b* 0·3
XIII	Souter Street Extension, Eastward.	3rd March 1904 ...	6th October 1904 ...	0·1	0·5	0·6
XIV	Police Accommodation, 1st Nagpada.	16th October 1902 ...	8th Dec. 1904 ...	·42	0·75	1·9
XV	Police Hospital, 1st Nagpada ...	13th Nov. 1902 ...	Not declared ...	...	...	...
XVI	,, Accommodation, Wodehouse Road.	16th October 1902 ...	8th Dec. 1904 ...	·66	2·2	3·6
XVII	Police Accommodation, Duncan Road.	2nd June 1904 ...	30th March 1905 ...	·03	0·6	0·6
XVIII	,, Sheppard Road	28th January 1904 ..	27th October 1904 ...	·12	0·3	0·4
XIX	,, Agripada	10th Dec. 1903 ...	1st Dec. 1904 ...	·33	1·0	1·2
XX	Street Scheme, Wellington Lines.	28th January 1904...	27th October 1904 ..	...	0·3	*a* 0·34
XXI	Street Scheme, Wodehouse Road.	18th February 1904..	27th October 1904 ...	...	0·2	*a* 0·24
XXII	Do. Hornby Road	19th May 1904 ...	15th December 1904.	...	0·7	*a* 1·24
			Carried over ...	45·16	393·85	284·6

(*a*) Expenditure included in Schedule C Expenditure.
(*b*) ,, ,, D ,,

DIX **E**—*contd.*

Schemes—*contd.*

Progress made.	Work yet to be done.	Estimated future expenditure Rs. Lakhs.	Remarks.
8	9	10	11
	Brought over ...	149·66	
169 houses demolished to wipe out densely congested quarter in which plague breaks out every year. 21,444 square yards laid out in sites for houses and shops; none yet occupied. Poorest people evicted are accommodated in temporary huts on Pultan Road close by. Chals under construction to accommodate 999 adults over 91 shops and 34 godowns.	Completion of chals. Paving of foot-paths and improving the junction of road No. 2 with Carnac Bridge approach; leasing of sites permanently.	5·33	
	Nil	...	
All these are schemes for the construction of streets on the Estates formed *on Government* and Municipal lands *temporarily vested in the Trust.* All but XIII practically complete.	*Nil*	(0·03)	In Schedule C Estate.
	Foot-path paving	(0·2)	In Schedule D Estate.
	Nil	...	
	Road construction	0·1	
Completed on 1st April 1906 accommodating 8 officers and 60 men with families.	*Nil*	...	
Land provided by the Trust; work carried out by Government. Complete.	*Nil*	...	
Completed on 1st April 1906 accommodating 5 officers and 224 men with families.	*Nil*	...	
Completed on 9th November 1908 accommodating 8 men with families.	*Nil*	...	
Completed on 1st April 1908 accommodating 1 Resaldar and 19 horses.	*Nil*	...	
Accommodating 5 officers and 60 men with families.	Extra works beyond sanctioned estimates required by Government.	...	
Schemes for constructing streets on the Building Estates formed by the Trust on Government land temporarily vested in them. All practically complete.	*Nil*	...	
Scheme XXII included the demolition and reconstruction on a smaller area of the Government Mews by the P.W.D. at the expense of the Trust—cost Rs. 40,000.	*Nil*	...	
	A short length of pavement to be completed.	...	
	Carried over ...	155·32	

APPEN

List of Trust

SCHEME.		Date of Notification, Section 27.	Date of Declaration, Section 29.	Total area included in scheme in lakhs of sq. yds.	Estimated cost of scheme, Rs. Lakhs.	Capital sunk up to 31st March 1909 Rs. Lakhs.
No.	Name.					
1	2	3	4	5	6	7
			Brought over ...	45·16	393·85	284·67
XXIII	Police Accommodation, Connaught Road Estate.	24th August 1905 ...	1st March 1906 ...	0·17	0·5	0·7
XXIV	Police Accommodation, Scheme II.	29th March 1906 ...	28th March 1907 ...	0·13	1·1	0·4
XXV	Do. Gamdevi Estate ...	16th April 1908 ...	Not yet sanctioned ...	...	3·3	*Nil.*
XXVI	Do. Foras Road	Not yet made ...	.....	...	...	*Nil.*
XXVII	Mathew Road	25th January 1906...	16th August 1906 ...	0·5	13·5	12·4
XXVIII	Mahim-Dharavi	Not yet prepared ...	.....	...	...	...
XXIX	Nowroji Hill	1st March 1906 ...	17th January 1907...	1·5	64·3	29·9
XXX	Souter Street Extension Westward.	1st November 1906.	23rd April 1908 ...	0·4	2·4	*Nil.*
XXXI	Parel Street Scheme	9th May 1907 ...	2nd April 1908 ...	9·8	89·5	3·2
			Carried over ...	57·66	568·45	331·27

DIX **E**—*contd.*

Schemes—*contd.*

Progress made.	Work yet to be done.	Estimated future expenditure Rs. Lakhs.	Remarks.
8	9	10	11
	Brought over ...	155·32	
Completed 1st April 1909, accommodating 2 officers and 28 men with families.	*Nil.*	...	
Accommodating 5 officers and their families with offices, cells and servants' quarters.	Drainage, etc.	0·53	
.....	The whole	2·22	
Nil.	.....	...	This scheme will probably be abandoned.
An 80' road constructed as a link between Queen's Road and the new Sandhurst Bridge so as to permit of the closing of Chaupati level-crossing; also a branch northwards as the opening of a broad route *via* Gilder Street and Agripada to join the proposed Western Avenue beyond Jacob's Circle. 67 houses demolished; building sites aggregating 18,082 square yards laid out; 17,251 square yards given up to roads and open spaces.	Night-soil depôt to be removed. Service passage to be constructed.	1·53	In addition to the building sites laid out an area of 13,333 square yards has been sold to the Bombay United Spinning & Weaving Co., Limited, for extension of Mill *premises* and for house sites.
Scheme for clearing the palm covered areas on north-west of Island and opening out building estates for the middle classes. Plans and estimates involving an outlay of 168 lakhs exclusive of Interest and Sinking Fund charges.	Plans and estimates to be considered by the Board.	...	
Improvement Scheme for clearing a densely congested area on and around Nowroji Hill. 80,000 square yards acquired. 8 houses demolished.	Hill to be quarried out and ultimately removed. Chals to accommodate 3,200 adults to be constructed. Estate to be laid out in sites, for shops, godowns and residences in plots aggregating about 109,830 square yards. 43,882 square yards to be devoted to roads and open spaces.	38·3	Tenders are now being invited for the right to work the valuable quarries on Nowroji Hill.
Scheme for extending Souter Street westwards from Agripada Estate to provide access to proposed New Park on the flats across the B. B. & C. I. Ry. Lowlying waterlogged lands on both sides to be reclaimed. Development plan prepared.	The whole	1·83	
Scheme for widening Parel Street as part of the Eastern Avenue to 120' and developing building estates on both sides, mainly for accommodation of Mill hands, 36,220 square yards acquired.	923,224 square yards to be acquired; a strip averaging 80 ft. broad to be added to road for a length of 9,200 ft. Large area of swamped land to be filled in. Drainage scheme to be worked out. Chals to be built for 3,200 people.	88	
	Carried over ...	287·73	

APPEN

List of Trust

SCHEME.		Date of Notification, Section 27.	Date of Declaration, Section 29.	Total area included in scheme in lakhs of sq. yds.	Estimated cost of scheme, Rs. Lakhs.	Capital sunk up to 31st March 1909, Rs. Lakhs.
No.	Name.					
1	2	3	4	5	6	7
			Brought over ...	57·66	568·45	331·27
XXXII	East Agripada	21st November 1907.	Not sanctioned ...	5·0	37·5	0·01
XXXIII	Bhatwadi	21st November 1907.	2nd July 1908 ...	0·1	4·3	0·01
XXXIV	Police Accommodation, Chunam Kiln Road.	8th April 1909 ...	Not yet sanctioned ...	...	2·3	...
XXXV	Do. Falkland Road	25th February 1909.	Do. ...	...	0·9	...
XXXVI	Street Scheme, Chunam Kiln Road.	8th April 1909 ...	Do. ..	0·1	4·00	...
			Total ...	62·86	579·95 excluding East Agripada Scheme XXXII.	331·29 including interest and Sinking Fund charges.

1*st November* 1909.

DIX **E**—*contd.*

Scheme—*contd.*

Progress made.	Work yet to be done.	Estimated future expenditure, Rs. Lakhs.	Remarks.
8	9	10	11
	Brought over ...	287·73	
A scheme for reclaiming 4 of the insanitary areas represented by Commissioner under S. 24 *viz* : filling in the neighbouring swamps and laying out building estates there. Also to construct a 120′ road through the area as part of the proposed Eastern Avenue.	Plans and estimates to be revised so as to reduce cost of scheme in accordance with Government Resolution No. 3022 of 14th June 1909.	...	
A scheme for improvement of a crowded insanitary area in Girgaum.	Practically the whole, including demolition of houses and the laying out of house sites aggregating 6,110 square yards along a main road 40 feet broad and 350 feet long. 2,072 square yards to be devoted to roads and open spaces.	4·33	
Plans and estimates for original sites prepared.	Plans and estimates for new sites to be considered by Board.	3·3	
.....	The whole awaiting Government sanction.	0·9	
Scheme for straightening out Chunafn Kiln Road and making it 80′ broad as a connecting link between Queen's Road (Scheme XXVII) and Gilder Street.	Scheme to be re-notified so as to make the road 80′ broad instead of 60′ as originally proposed.	4·4	
	Total ...	300·66 exclusive of interest & sinking fund charges.	Sanctioned ... ... 289·84 Not sanctioned ... 10·82 No estimate for Sch. 26,28 & 32

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX F.

STATEMENT shewing the area acquired year by year up to the end of 1908-1909 and the cost thereof with estimate of cost of acquisition yet to be effected in sanctioned schemes.

Note—The schemes not included in column 1 either involve no acquisition or have not yet been sanctioned.

Scheme No.	TOTAL AMOUNT OF AWARDS INCLUDING THE EXCESS AWARDED BY THE TRIBUNAL AND AMOUNTS PAID BY THE TRUST DIRECT TO GOVERNMENT.																	
	1900-1901.			1901-1902.			1902-1903.			1903-1904.			1904-1905.			1905-1906.		
	No. of cases.	Total area acquired.	Award.	No. of cases.	Total area acquired.	Award.	No. of cases.	Total area acquired.	Awards.	No. of cases.	Total area acquired.	Awards.	No. of cases.	Total area acquired.	Awards.	No. of cases.	Total area acquired.	Awards.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.
I	35	29,220	5,32,719	63	26,577	8,65,011	6	2,841	1,14,373	....	....	....	1	400	8,974	1	31	425
II	....	....	....	73	11,513	3,62,860	200	54,863	23,10,187	27	14,345	10,54,095	23	15,712	7,90,973	44	12,169	6,02,889
III	....	....	....	....	....	....	90	8,741	2,95,809	213	67,380	26,69,498	207	1,02,763	28,35,241	47	23,268	13,25,695
IV	....	....	....	....	....	....	13	29,484	3,12,856	6	13,387	1,36,203	10	97,065	3,69,410	3	832	21,887
V	....	....	....	....	....	....	....	....	....	....	.. ..	....	....	....	....	....	....	....
VI	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....
VII	....	....	....	....	....	....	....	....	....	1	9,152	13,000	....	....	....	....	....	....
VIII	....	....	....	....	....	....	....	....	....	1	274	28,000	143	16,1-8	11,40,204	82	7,910	6,86,380
IX	....	....	....	....	....	....	....	....	....	1	340	17,000	....	....	....	....	....	....
X	....	....	....	....	....	....	....	....	....	....	....	....	....	....	.. ..	....	....	....
XIII	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....
XVII	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	1	221	17,000
XVIII	....	....	....	....	....	....	....	....	....	....	....	....	1	1,913	15,935	....	....	....
XXVII	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....
XXIX	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....
XXX	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....
XXXI	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....
XXXIII	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....
Total ..	35	29,220	5,32,719	136	38,090	12,27,871	329	95,929	30,33,225	249	1,04,284	39,18,796	384	2,32,853	52,10,917	176	46,411	25,54,385
Legal expenses including brokerage and salaries	....	....	8,787	....	....	29,400	....	....	70,087	....	....	70,286	....	....	96,124	....	....	1,01,246
Cost of Land Manager's Department	....	....	44,891	....	....	58,069	....	....	69,851	....	....	82,575	....	....	89,807	....	....	42,000
Cost of Special Collector's Department	....	....	....	....	....	29,797	....	....	40,654	....	....	64,297	....	....	79,031	....	....	32,165
Cost of the Tribunal	....	....	....	....	....	4,850	....	....	7,410	....	....	23,726	....	....	23,110	....	....	32,477
Cost of Management	....	....	61,220	....	....	1,15,317	....	....	1,31,967	....	....	1,43,390	....	....	1,42,829	....	....	1,55,053
Total ..	....	....	6,47,317	....	....	13,31,024	....	....	37,54,076	....	....	42,48,692	....	....	55,81,908	....	....	28,87,407

Scheme No.	Total amount of awards including the excess awarded by the Tribunal and amounts paid by the Trust direct to Government.												Land yet to be acquired at end of 1908-1909.				
	1906-1907.			1907-1908.			1908-1909.			Total					Estimated Cost.		
	No. of Cases.	Total area acquired.	Awards.	No. of Cases.	Total area acquired.	Awards.	No. of Cases.	Total area acquired.	Awards.	No. of Cases.	Total area acquired.	Awards.	No. of Cases.	Area.	Awards.	General Charges @ 10 %	Total.
20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37
		Sq. Yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.	Rs.	Rs.
I	2	537	22,461	....	...	....	.. ..	. ..	....	107	72,616	1,57,962	1	175	1,00,0 0	1 000	11,000
II	6	2,827	2,28,369	1	98	38 747	3	71	57,106	276	1,13,098	53, 1,540	14	2 854	6,37,000	63,700	7,00,7-0
III	9	9,618	2,54,286	3	1,259	1,18,147	4	693	24, 25	9 3	2,16,572	73,85,714	47	44,365	11,70,000	1,17,0 0	12,87,000
IV	2	2,410	3,740	15	19,038	2,01,923	9	2,643	45,460	68	1,54,1-9	11,31,225	9	28,810	81,000	8 400	92,400
V	1	248	123	6	5,309	3,424	161	3,71,465	4,50,9-4	171	3,76,922	4,48,551	496	17,27,529	12,1 , 69	1,31,100	14,43,100
VI	44	61,787	88,322	105	1 31 421	2 1,917	24	16 13	19,018	173	3,09,121	3,28,742	1037	18,69,039	21,10,000	2,10,000	23,65,000
VII	....	....	....	....	....	....	....	....	....	1	9 102	13,000	....	....	....	....	....
VIII	3	663	71,155	....	....	....	....	....	11,243	199	24,984	12,57,072	2	1,188	23,600	2,360	25,960
IX	.. .	....	....	....	....	....	....	....	....	1	840	17,000	....	....	....	....	....
X	....	....	....	....	....	....	....	....	....	....	....	....	1	89	2,610	261	2,871
XIII	1	7,349	18,271	1	133	7,515	....	....	....	2	7,434	2,,786	....	....	....	....	....
XVII	2	99	21,467	....	.. ..	....	....	....	....	2	339	38,967	....	....	...0	....	....
XVIII	....	....	. ..	....	....	....	....	....	....	1	1,313	15,915	....	....	....	....	....
XXVII	....	....	....	2	22,041	5,25,816	14	23,832	5,40,066	35	45,873	10,65,882	9	4,996	96,000	9,600	1,05,600
XXIX	....	....	....	1	722	17,763	61	77 126	26,16 991	65	79,848	28,34,774	230	75,168	30,0-,000	3,00,000	33,00,000
XXX	....	....	....	....	....	....	....	....	....	....	....	....	3	21,899	1,28,394	12,839	1,41,233
XXXI	....	....	....	....	....	....	3	50,221	8,28,683	3	56,221	3,26,683	113	9,23,124	65,05,0.0	5 50,200	60,52,200
XXXIII	....	....	....	....	....	....	....	....	....	....	....	....	26	3,456	5,77,000	57,701	6,34,700
Total ..	70	88,219	8,68,458	153	2,70,994	11,62,229	285	5,50,049	42,77,161	1,698	14,70,463	7,10,68,124	2,064	40,03,852	1,44,80,994	14,48,000	1,59,28,994
Legal expenses including brokerage and sundries	....	....	80,417	....	....	96,626	....	....	1,11,025	....	....	6,69,897	i.e. 2 88 of total cost of acquisition.				
Cost of Land Manager's Department ..	..	....	41,920	....	....	63,022	....	....	61,955	....	....	4,37,230	,, 1·90 of	,,	,,		
Cost of Special Collector's Department	....	....	24,600	....	....	39,941	.. .	....	67,959	....	....	3,58,354	,, 1·55 of	,,	,,		
Cost of the Tribunal	....	....	23,331	...0	....	23,046	....	....	16,889	....	....	1,5,544	,, 0·73 of	,,	,,		
Cost of Management	....	....	75,413	....	....	84,973	....	....	1,21,,29	.. ..	....	9,99,881	,, 4·29 of	,,	,,		
Total ..	....	....	10,63,869	....	....	14,61,778	....	....	46,44,751	....	....	2,35,54,930					

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

1*st November* 1909.

BOMBAY CITY

Plots leased for building sites

Cases in which agreements to lease were ultimately
The figures show rents, &c., of the plots disposed of in the several years,
or 18 months after

YEAR.	(a) HORNBY ROAD.				(b) MARINE LINES.				(c) WELLINGTON LINES.				(d) WODEHOUSE ROAD.			
	No. of plots.	Area in thousands of	Capital value in thousands of	Annual rental in thousands of	No. of plots.	Area in thousands of	Capital value in thousands of	Annual rental in thousands of	No. of plots.	Area in thousands of	Capital value in thousands of	Annual rental in thousands of	No. of plots.	Area in thousands of	Capital value in thousands of	Annual rental in thousands of
		S. yds.	Rs.	Rs.		S. yds.	Rs.	Rs.		S. yds.	Rs.	Rs.		S. yds.	Rs.	Rs.
1899-1900 ...	3	5	162	4·4	...	...	...	...	7	12	356	9·6	...	...	...	...
1900-01 ...	7	11	396	9·6	4	6·5	123	4·9	...	...	...	...	...	...	...	...
1901-02 ...	9	19	741	24·7	15	24	461	18·4	1	3	94	2·4	11	28	351	14
1902-03 ...	3	3	105	2·8	...	...	...	...	1	2	47	1·6	2	2	29	1·2
1903-04 ...	3	4	98	3·6	...	...	...	...	...	...	...	...	2	3	53	2·1
1904-05 ...	...	...	...	...	...	...	...	...	6	13	313	9·6	...	...	...	...
1905-06 ...	5	5	273	11·1	...	...	...	...	1	2	46	1·5	2	4	52	2·1
1906-07 ...	1	2	190	7·6	...	...	...	...	...	...	...	...	1	3	337	15·5
1907-08 ...	2	4	272	10·9	...	...	...	...	...	...	...	...	...	...	...	...
1908-09 ...	2	2	70	2·8	1	2·5	46	1·8	...	...	...	...	...	...	...	...
Total to end of 1908-09.	35	55	2,307	77·5	20	33	630	25·1	16	32	856	24·6	18	40	823	32·9
Balance available for leasing.	...	...	*Nil*	...	*1	8	258	10	...	...	*Nil*	...	...	...	*Nil*	...

YEAR.	(d) NAGPADA.				(d) PRINCESS STREET.				(d) SANDHURST ROAD.				(d) GAMDEVI			
	No. of plots.	Area in thousands of	Capital value in thousands of	Annual rental in thousands of	No. of plots.	Area in thousands of	Capital value in thousands of	Annual rental in thousands of	No. of plots.	Area in thousands of	Capital value in thousands of	Annual rental in thousands of	No. of plots.	Area in thousands of	Capital value in thousands of	Annual rental in thousands of
		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.
1899-1900 ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
1900-01 ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
1901-02 ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
1902-03 ...	22	14	204	9·2	...	...	...	...	...	...	...	...	...	...	...	...
1903-04 ...	16	15	324	14·6	...	...	...	...	...	...	...	...	...	...	...	...
1904-05 ...	10	6	81	3·6	...	...	...	...	...	...	...	...	...	...	...	...
1905-06 ...	3	2	75	3·4	18	8	1,026	46·2	...	...	...	...	...	...	...	...
1906-07 ...	...	...	...	...	18	8	1,240	55·8	...	...	...	...	1	...	5	0·2
1907-08 ...	1	1	9	0·4	14	7	761	34·3	1	1	53	2·4	...	...	...	...
1908-09 ...	2	1	13	0·6	8	5	490	22·1	5	6	311	14	9	11	226	10·2
Total to end of 1908-09.	54	39	706	31·8	58	28	3,517	158·4	6	7	364	16·4	10	11	231	10·4
Balance available for leasing.	2	2	20	0·9	48	28	4,139	186·3	15	15	796	35·8	90	94	1,946	87·6

* Site of Admiral's Bungalow.

Exact details of leases of 1908-09.

G. (1)

IMPROVEMENT TRUST.

up to the end of 1908-09.

cancelled or not carried out are excluded.
but in most cases the rents do not begin to accrue till 9, 12
date of disposal.

(a) CHAUPATI.				(b) AGRIPADA.				(b) CONNAUGHT ROAD.				(c) COLABA RECLAMATION.			
No. of plots.	Area in thousands of	Capital value in thousands of	Annual rental in thousands of	No. of plots.	Area in thousands of	Capital value in thousands of	Annual rental in thousands of	No. of plots.	Area in thousands of	Capital value in thousands of	Annual rental in thousands of	No. of plots.	Area in thousands of	Capital value in thousands of	Annual rental in thousands of
	S. yds.	Rs.	Rs.		S. yds.	Rs.	Rs.		S. yds.	Rs.	Rs.		S. yds.	Rs.	Rs.
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	5	3·5	21	0·8	...	...	...	...	...	...	...	...
...	...	...	...	12	12	69	2·8	1	1	7	0·3	...	...	...	...
...	...	...	...	1	1	6	0·2	2	1	12	0·5	...	...	...	...
...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
...	...	...	...	3	4	30	1·2	7	6	51	2·5	...	...	...	...
...	...	...	...	4	4	37	1·5	1	1	5	0·2	30	46·5	2,146	90·6
3	5	167	7·5	14	14	133	5·3	2	1	11	0·5	...	...	...	...
2	3	52	2·4	7	12	112	4·5	...	...	...	...	1	1·5	57	2·5
5	8	219	9·9	46	50·5	408	16·3	13	10	86	3·5	31	48	2,203	93·1
33	43	832	37·4	75	121	1,030	41	18	20	161	6·4	4	6	151	6·5

(e) TOTAL OF LANDS VESTED TEMPORARILY IN THE TRUST. COLUMNS *a, b & c.*				(f) TOTAL OF LANDS VESTED PERMANENTLY IN THE TRUST. COLUMNS *d.*				(g) TOTAL OF LANDS VESTED IN THE TRUST BOTH TEMPORARILY & PERMANENTLY. COLUMNS *e & f.*			
No. of plots.	Area in thousands of	Capital value in thousands	Annual rental in thousands of	No. of plots.	Area in thousands of	Capital value in thousands of	Annual rental in thousands of	No. of plots.	Area in thousands of	Capital value in thousands of	Annual rental in thousands of
	Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.
10	17	518	14	...	...	...	...	10	17	518	14
11	17	519	14·5	...	...	...	...	11	17	519	14·5
41	77	1,668	60·3	...	...	...	...	41	77	1,668	60·3
19	26	257	8·6	22	14	204	9·2	41	34	461	17·8
8	9	169	6·4	16	15·5	324	14·6	24	24·5	493	21
6	13	313	9·6	10	6	81	3·6	16	19	394	13·2
18	21	452	17·9	21	10	1,101	49·6	39	31	1,553	67·5
37	57	2,715	119·4	19	8·5	1,245	56	56	65·5	3,960	175·4
21	25	583	24·2	16	8·5	823	37·1	37	33·5	1,409	61·3
13	20	337	14	24	22·5	1,040	46·9	37	42·5	1,377	60·9
184	276	7,531	288·9	128	85	4,818	217	312	361	12,352	505·9
131	204	2,432	101·6	155	139	6,901	316·6	286	343	9,333	412·2

are given in Appendix G. (2).

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

1*st November* 1909.

APPENDIX G (2).

Statement showing revenue derivable from plots disposed of in 1908-09.

(*Vide para.* 14 *of report.*)

Serial No.	Date from which rent runs.	Scheme No.	Plot No.	Area.	Capital value per sq. yd.	Capital value of Plot.	Annual Rent.
				Sq. yds.	Rs.	Rs.	Rs.
1	23rd October 1909 ...	Chaupati ...	11	1,621	25	30,000	1,350
2	3rd November 1910 ...	Do. ...	10	1,378	28	23,195	999
2				2,999	...	53,195	2,349
3	20th July 1910	Hornby Road.	63	865	70	37,940	1,518
4	Do. do.	Do. ...	51A	863	60	32,460	1,298
2				1,728	...	70,400	2,816
5	1st November 1909 ...	Marine Lines...	15A	2,816	...	45,300	1,332
6	1st May 1908	Agripada ...	Land between Scott's Stables & B. B. & C. I. Ry.	2,697	7·81	20,367	815
7	16th May 1908	Do. ...	86	1,109	11·72	12,996	520
8	Do. do.	Do. ...	87	1,105	11·72	12,949	518
9	Do. do.	Do. ...	88	1,080	11·72	12,656	506
10	16th September 1908 ...	Do. ...	91	1,089	7·81	8,508	340
11	24th October 1908 ...	Do. ...	45	1,222	10·16	12,411	496
12	Do. do.	Do. ...	Land N. of plots 84 & 85.	3,393	9·37	31,810	1,272
7				11,605	...	1,11,697	4,467
13	20th January 1910 ...	Colaba Reclamation.	15	1,416	40	56,640	2,549
14	10th February 1909 ...	I ...	44	481	14	6,734	303
15	Do. do. ...	Do. ...	45	459	14	6,426	289
2				940	...	13,160	592
16	16th January 1909 ...	II ...	16	695	} 29	64,815	2,916
17	Do. do. ...	Do. ...	17	770			
18	Do. do. ...	Do. ...	18	770			
19	Do. do. ...	Do. ...	122	622	480	2,87,460	12,936
20	20th April 1909 ...	Do. ...	96	18	150	2,700	122
21	1st September 1909 ...	Do. ...	33-34	928	50	46,400	2,088
22	9th November 1909 ...	Do. ...	96	469	110	51,590	2,321
23	23rd December 1909 ...	Do. ...	99	379	150	56,850	2,558
8				4,651	...	4,89,315	22,071
24	4th November 1909 ...	III ...	2	1,612	55	88,660	3,988
25	Do. do. ...	Do. ...	3	1,400	55	77,000	3,465
26	6th January 1910 ...	Do ...	1A	1,433	45	64,485	2,902
27	Do. do. ...	Do. ...	4A	1,218	40	52,320	2,353
28	Do. do. ...	Do. ...	5A	630	45	28,350	1,276
5				6,293	...	3,11,015	14,024
29	8th April 1909	IV ...	90	1,662	25	41,550	1,870
30	1st December 1909 ...	Do. ...	32	1,041	25	26,025	1,171
31	9th February 1910 ...	Do. ...	33	1,202	25	30,050	1,352
32	23rd Do. do. ...	Do. ...	8	1,088	20	21,760	986
33	6th April 1909	Do. ...	73	1,676	25	46,900	2,110
34	Do. do. ...	Do. ...	2	366	25	7,990	844
			6				
35	20th April 1910	Do. ...	9	1,004	22·2	22,311	1,004
36	1st June 1910	Do. ...	1	1,072	10·5	11,572	625
			9	500	1·39		
37	.....	Do. ...	8B	952	18·75	18,412	829
			9				
9				10,538	...	2,28,330	10,191
37				43,576	...	18,77,949	60,891

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

1*st November* 1909.

APPENDIX H.

Statement of Police Accommodation Schemes.

Serial No.	Scheme. No.	Scheme. Name.	Date of Completion.	No. of persons accommodated. Officers.	No. of persons accommodated. Men.	Area of Site.	Cost of Site.	Cost of Building including Engineer's Establishment.	Municipal Taxes during construction.	Proportionate cost of management.	Interest and Sinking Fund Charges.	Total Cost.	Rent payable by Government.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
						S. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	XIV	Nagpada	1-10-05	3	60	3,955	71,877	81,125	609	4,942	8,783	1,67,336	7,714	Rent has been settled in these 3 cases on the figures here shown as per Government Resolution in the Judicial Department, No. 2800, dated 14th May 1909: but there were mistakes in the calculation of rents by which the Trust lose in all Rs. 2,389 per annum. Government will accordingly be moved to amend the rents.
2	XVIII	Sheppard Road ...	1-11-05	1 (with stables for 19 horses).	...	1,237	15,173	19,870	73	1,311	1,260	37,687	1,737	
3	XVI	Wodehouse Road...	31- 3-06	5	224	6,578	76,302	2,33,827	1,200	8,197	14,496	3,34,022	15,398	
4	XVII	Duncan Road ...	6-10-08	0	8	316	37,536	16,570	...	3,025	4,503	61,634	2,841	Rents not yet settled; the figures given herein are according to the Trust's calculations which are yet to be submitted to Government for approval.
5	XXIII	Connaught Road...	11- 1-09	2	28	1,689	13,934	62,657	...	2,293	2,736	81,620	3,763	
			Total...	11	320	13,775	2,14,822	4,14,049	1,882	19,768	31,778	6,82,299	31,453	
6	XIX	Agripada		5	60	4,851	not settled.	1,06,500 incomplete.	...	4,684	6,750	1,17,934	cannot be settled yet.	
7	XXIV	Princess Street .		5	...	1,260	.....	42,308 incomplete.	...	1,141	1,047	44,496		
												1,62,430		

Note.—The total in column 13 differs from the total expenditure (7·2 lakhs) on P. A. Schemes shown in the analysis of the Capital Account, because in the published account the cost of the sites has yet to be adjusted between Schemes XIV and XXIII on the one hand and Scheme I and Schedule D lands, respectively, on the other. Further in this statement the items of General Account Expenditure, *viz.*, Municipal Taxes (Column 10) and Interest and Sinking Fund Charges (Column 12) which under Section 40 (2) of the Act are to be taken into account in calculating rents have been included.

Scheme XV.—Police Hospital, Nagpada, not included, as the work was done by Government, the Trust merely leasing the land to them.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

1st November 1909.

APPENDIX I.

List of Trust's Chawls for the poor as at end of 1908-1909.

Serial No.	Name of Chawl.	No. of Rooms.	No. of adults accommodated.	Area of Site Square yards.	Capital Cost.			Total cost exclusive of share of cost of management.	Capital cost per adult accommodated.	Average rent per room.	Maximum rent of chawl per annum.	Remarks.
					Land.	Works	Establishment.					
1	2	3	4	5	6	7	8	9	10	11	12	13
	A. Completed Chawls.				Rs.	Rs.	Rs.			Rs.	Rs.	
1	Agripada, 4 Blocks... ...	294	960	8,877	69,765	1,70,463	18,241	2,58,469	26	3	10,722	
2	Do. 12 Blocks	928	3,351	11,995	79,154	4,62,031	52,866	5,94,051	177	2·51	27,969	
3	Nagpada, 2 Blocks... ...	144	511	2,258	15,806	76,383	11,798	1,03,987	103	2·90	4,536	
4	Chandanwadi, 6 Blocks ...	672	2,016	8,557	1,28,355	3,42,307	66,117	5,36,779	266	3·39	27,391	
5	Imamwada, 5 Blocks ...	727	2,900	11,192	1,38,780	3,82,820	70,583	5,92,183	204	3·28	28,635	
6	Scheme II, New Chawl behind plots 59 to 61.	64	190	1,129	16,935	30,901	4,059	51,895	273	3·31	2,544	
	Total 30 Blocks ...	2,829	9,928	43,508	4,48,795	14,64,905	2,23,664	21,37,364	215	.....	1,01,797	
	B. Chawls in progress.											
7	Mandvi Koliwada, 2 Blocks...	Rooms 222 Shops 30 Godowns 27	888	4,065	3,05,922	1,14,189	13,806	4,33,917	.....	4·8	11,988*	* Exclusive of Rs. 11,160 for shops, and Rs. 8,820 for godowns.
8	Agripada, 6 Blocks... ...	432	1,728	6,440	44,694	20,239	2,429	67,362	.....	3	15,552	
9	Imamwada, 1 Block ...	156	580	2,332	28,916	† 2,000	.....	28,916	.....	3·28	6,140	† Included in item No. 5.
	Total 7 Blocks ...	867	3,196	12,837	3,79,532	1,36,428	16,235	5,30,195	.....	.....	33,680	

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX J (1).

Roads handed over to the Municipality before 1909-10.

Serial No.	Date of giving possession to Municipality.	Name of Road.	Length in feet	Breadth in feet.	Area in square yards.
		Schedule C Lands.			
1	12th Feb. 1906 ...	Marine Lines Estate ...	1,612	mean 8½	1,542
2	21st May 1902 ...	Road between Cooperage and Wellington Lines.	1,389	mean 40	8,937
3	21st Sept. 1908 ...	Widening of Mayo Road	500	50 varying from 0' to 100'	
	8th Nov. 1905 ...	Wodehouse Road Estate—			
4		No. 1	670	50	5,333
5		No. 2	361	40	
	8th April 1907 ...	Hornby Road Estate—			
6		Ravelin Street ... and	500	60	8,033
7		Portion of Murzban Rd	705	60	
8	19th Feb. 1906 ...	Road South of Crawford Market.	285	40	1,267
		Total ...	6,022		25,102
		Schedule D Lands.			
	1st Aug. 1906 ...	Connaught Road Estate—			
9		Road No. 1 ...	480	40	2,133
10		Road No. 2 ...	255	20	567
		Total ...	735		2,700
		Schedule E Lands.			
	28th Nov. 1908 ...	Roads on Colaba Reclamation—			
11-15		Five 40' Roads ...	2,042	27	23,430
16		70' Road ...	2,234	70	
		Total...	4,276		23,430
		Carried over...	11,033		51,232

APPENDIX J (1)—*contd.*

Serial No.	Date of giving possession to Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	
		Brought forward ...	11,033		51,232	
		Scheme I.				
17	22nd Jan. 1903 ...	New Nagpada Main Road.	1,251	50		
18	Do.	Road No. 1 ...	282	40		
19	Do.	„ „ 2 ...	7,470	40	14,648	
20	16th Jan. 1904 ...	„ „ 3 ...	471	40		
21	Do.	„ „ 4 ...	232	40		
		Total...	9,706		14,648	
		Scheme III.				
22	19th Nov. 1903 ...	Sandhurst Road between Breach Candy and Falkland Roads.	3,486	53	20,366	
	11th Mar. 1909 ...					
	19th Nov. 1903 ...	Sandhurst Road Estate (set-backs) between Breach Candy Road and Khetwadi Main Road.	.....	.....	1,491	
		Sandhurst Road between Queen's Road and overbridge.	732	80	6,507	
	Handed over by B. B. & C. I. Ry. Co.	Approach to Hughes' Road.	90	60	600	
			4,258		28,964	
		Scheme IV.				
		Gamdevi Estate—				
23	13th Nov. 1903 ...	Hughes' Road	4,089	40	18,173	
24	Do.	New Gamdevi Road ...	1,455	33	5,387	
25	13th Mar. 1909 ...	New Babulnath Road...	580	40	2,577	
			6,124		26,137	
		Scheme IX.				
26	12th Feb. 1906 ...	Sankli Street extension.	486	40	2,162	Schedule D land, 419 40 1,862 Trust do. 67 40 300
		Scheme XXVII.				
27	19th Nov. 1903 ...	New 60 ft. Cross Road (Mathew Road).	672	40	2,984	
		Grand Total...	32,279		126,127	

J. F. ORR, *Chairman,*
City of Bombay Improvement Trust.

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APPENDIX J (2).

Roads constructed before 1909-10 but not handed over to the Municipality.

Serial No.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	
	Marine Lines Estate—	Schedule C.			
1-2	2 roads	360	40	1,600	
3	Wodehouse Road	443	23	1,132	
	Hornby Road Estate—				
4	Bastion Road	1,275	40	11,560	
	Do.	20	20		
5	Home Street	533	50		
6	Wallace Street	520	50		Footpaths incomplete.
	Chaupati Estate—				
7	Road No. 1	889	40	3,949	
8	,, ,, 2	964	60	6,427	
9	,, ,, 3	677	40	3,009	
10	,, ,, 4	304	40	1,349	
11	,, ,, 5	556	40	2,469	
	Total ...	6,541		31,495	
	Agripada Estate—	Schedule D.			
12	Road No. 1	535	40	2,377	
13	,, ,, 2	1,006	40	4,471	
14	,, ,, 3	1,142	40	5,073	
15	,, ,, 4	1,022	40	4,541	
16	,, ,, 5	1,021	40	4,536	
17	,, ,, 6	854	40	3,794	
18	,, ,, 7	248	40	1,102	
19	,, ,, 8	488	40	2,167	
20	,, ,, 9	1,090	40	4,843	
21	,, ,, 10	1,013	40	4,500	
22	,, ,, 11	200	50	1,113	
23	,, ,, 12	428	40	1,901	
24	Souter Street	1,727	60	11,510	
25	Gilder Street	2,043	60	13,620	
	Total...	12,817	.....	65,548	
		Schedule E.			
	Road on Colaba—				
	Reclamation (footpaths) ...	(2,907)	7	2,153	Footpaths incomplete.
	Carried over	19,358		99,196	

APPENDIX J (2)—*contd.*

Roads constructed before 1909-10 but not handed over to the Municipality.—*contd.*

Serial No.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.		
	Brought forward ...	19,358		99,196		
		Scheme II.				
	Princess Street Estate—					
26	Road No. 1	1,475	80			
27	,, ,, 4	1,120	60			
28	,, ,, 3	1,246	50			
29	,, ,, 2					
30	,, ,, 5					
31	,, ,, 6	2,284	40	43,301		
32	,, ,, 7					
33	,, ,, 8					
	Old Hanuman Lane ...					
	Circus Portion	204	128		Continuation of Road No. 4.	
	New Hanuman Lane ...	100	37			
	Chandanwadi Lane ...	.....	.....			
	Total ...	6,429	.....	43,301		
		Scheme III.				
	Sandhurst Road Estate—Between Parel Road and Dongri Street (Portion 80' wide).	2,503	80	24,916	Length Ft. 5,171	Area sq. yds. 29,178
	40 feet Roads	664	40	2,951	Incomplete	
	20 ,, ,, ...	622	20	1,382		
	10 ,, (footpaths) ...	(30)	10	33		
	Sandhurst Road between Parel Road and Duncan Road.	957	80	8,507		
		125	100	1,389		
34	Sandhurst Road, Khumbharwada section.	370	90	3,700		
	Footpath from Breach Candy Road and Falkland Road, also of new Cross Road.	(5,900)	13	10,138	Incomplete Foot-paths	10,138
		(2,580)	10			
	Sot-banks	.....	.....	8,914		
	Total of Completed Roads.	370		12,614		
	Carried over ...	26,157		155,111	5,171	49,316

APPENDIX J (2)—*concld.*

Roads constructed before 1909-10 but not handed over to the Municipality.—*concld.*

Serial No.	Name of Road.	Length in Feet.	Breadth in Feet.	Area in Square yards.		
					Length ft.	Area sq. yds.
	Brought forward ...	26,157	.....	155,111	5,171	49,316
	Scheme IV.					
	Gamdevi Estate—					
	Hughes Road footpath ...	(3,670)	20	8,156	Incomplete.	
	New Gamdevi Road footpaths	(936)	16	1,763		Area.
	Babulnath Road footpaths ...	(680)	20	1,511		Footpaths 11,430
35	Road No. 2	578	40	2,569		
36	,, ,, 4	1,188	40	5,280		
37	,, ,, 5	1,100	40	4,889		
	,, ,, 5	853	20	1,896		
38	,, ,, 6	816	40	3,627		
	Total ...	4,535	.....	18,261		
	Scheme VIII.					
	Mandvi-Koliwada Estate—					
39-43	Road No. 3	889	60	13,802		
	Portion of Road No. 4 ...					
	Road No. 2	590	50			
	Portion of Road No. 4 ...	415	40			
	Road No. 5					
	,, ,, 1	484	37			
	Essajee Street (continuation of Road No. 4).	96	36			
	Samuel Street (continuation of Road No. 1).	118	29			
	Total ...	2,592	.....	13,802		
	Scheme XXVII.					
	Mathew Road	1,033	80	9,182	Incomplete.	
	Do.	108	172	1,584		Area.
	Depôt Lane...	211	64	1,500	1,352	12,266
	Total of Completed Roads ...	33,284		187,174	6,523	73,012
	Total of Incomplete Roads (figures in last column)	6,523		73,012		
	Grand Total ...	39,807	.....	260,186		

Note.—Length of footpaths, the figures in brackets, not taken into account.

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

1st November 1909.

Analysis of Appendices J. (1) & J. (2).

Completed Roads.	Handed over to the Municipality.		Not handed over to the Municipality.		Total.		Roads commenced but not completed before 1909-10.		
	Length.	Area.	Length.	Area.	Length.	Area.		Length.	Area.
	Ft.	Sq. yds.	Ft.	Sq. yds.	Ft.	Sq. yds.		Ft.	Sq. yds.
Schedule C.	6,022	25,102	6,541	31,495	12,563 (2·4 miles).	56,597	Scheme III	5,171	39,178
D.	735 *419	2,700 1,862	12,817	65,548	13,971 (2·6 miles).	70,110	,,	footpaths	10,138
E.	4,276	23,430	†(2,907)	2,153	4,276 (0·8 miles).	25,583	IV	,,	11,430
Schemes.	20,827	73,033	13,026	87,978	34,753 (6·6 miles)	161,011	XXVII.	1,352	12,266
Total completed Roads.	32,279	126,127	33,284	187,174	65,563 (12·4 miles)	313,301		6,523	73,012
Incomplete ,,	...	...	6,523	73,012	6,523 1·2 miles.	73,012			
Grand Total of Roads.	32,279	126,127	39,807	260,186	72,086 13·6 miles.	386,313			

* Scheme IX.

†Footpath, not counted.

1*st November* 1909.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

APPENDIX K.

REFERRED TO IN PARA. 4 OF REPORT.

Details of Acquisition work Scheme by Scheme.

Scheme No.	Name of Scheme.	Total amount of awards.			Corresponding amounts of Land Manager's Estimate.			Total area acquired.		
		Up to 31st March 1908.	During 1908-09.	Up to 31st March 1909.	Up to 31st March 1908.	During 1908-09	Up to 31st March 1909	Up to 31st March 1908.	During 1908-09.	Up to 31st March 1909.
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Sq. yds.	Sq. yds.	Sq. yds.
I	First Nagpada Improvement Scheme ...	15,33,902	*Nil*	15,33,902	12,56,260	*Nil*	12,56,260	72,616	*Nil*	72,616
II	Street Scheme from Queen's Road to Carnac Bridge...	59,34,134	57,406	59,91,540	52,89,776	*Nil*	52,89,776	1,15,027	71	1,15,098
III	Street Scheme from Queen's Road to Chinch Bandar	73,30,819	24,855	73,55,714	65,15,101	15,024	65,60,125	2,15,909	693	2,16,602
IV	Street Scheme Gowalia Tank Scheme ...	10,82,766	48,460	11,31,226	9,07,408	44,478	9,51,886	1,51,846	2,643	1,54,489
V	Dadar-Matunga Street Scheme	3,547	4,39,984	4,43,531	2,917	3,76,848	3,79,765	5,545	3,71,450	3,76,995
VI	Sion-Matunga Street Scheme	3,11,729	12,013	3,23,742	2,69,804	9,156	2,78,460	2,93,108	16,013	3,09,121
VII	Colaba-Reclamation Scheme	13,000	*Nil*	13,000	13,000	*Nil*	13,000	9,152	*Nil*	9,152
VIII	Mandvi-Koliwada Improvement Scheme..	19,45,809	11,263	19,57,072	17,55,040	*Nil*	17,55,040	24,984	*Nil*	24,984
IX	Sankli Street Extension Scheme ...	17,000	*Nil*	17,000	17,166	*Nil*	17,166	340	*Nil*	340
XIII	Street Scheme—Souter Street Extension.	20,786	*Nil*	20,786	11,877	*Nil*	11,877	7,484	*Nil*	7,484
XVII	Police Accommodation Scheme—Duncan Road	38,967	*Nil*	38,967	37,917	*Nil*	37,917	329	*Nil*	329
XVIII	Shephard Road Police Accommodation Scheme	15,915	*Nil*	15,915	15,915	*Nil*	15,915	1,313	*Nil*	1,313
XXVII	Mathew Road Street Scheme	5,25,816	5,40,066	10,65,882	4,85,722	3,51,361	7,87,083	22,041	23,832	45,873
XXIX	Nowroji Hill Improvement Scheme ...	17,783	28,16,991	28,34,774	*Nil*	27,90,473	27,90,473	722	79,126	79,848
XXXI	Parel Street Scheme	*Nil*	3,26,083	3,26,083	*Nil*	3,24,668	3,24,668	*Nil*	56,221	56,221
XXXIII	Bhatwadi Improvement Scheme... ...	*Nil*	*Nil*	*Nil*	*Nil*	*Nil*	*Nil*	*Nil*	*Nil*	*Nil*
		1,87,91,973	42,77,161	2,30,69,134	1,65,57,403	39,12,013	2,04,69,416	9,20,416	5,50,049	14,70,465

1st *November* 1909.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

APPENDIX L.

(Referred to in para. 4 of Report.)

Principal Land Acquisition Cases taken up in 1908-09.

I.—PRINCIPAL CASES DISPOSED OF IN COURT.

1—Karsondas Natha's Case—Case No. 58, Scheme III.

The subject of this case was situated on the East side of Charni Road, near its junction with Girgaum Back Road. The claimant proposed to value the land on the supposition that it was sub-divided into plots along a new road run through it. This method of valuation may be described as the method of hypothetical plotting scheme. The Collector, refusing to follow it, made an award of Rs. 62,208, at an average rate of Rs. 11·16 per square yard for the land, plus Rs. 3,500 for the materials of the building, as against the Trust estimate of Rs. 51,072, at an average rate of Rs. 9·16 per square yard for the land, plus Rs. 3,000 for the materials of the building. The Tribunal, however, accepted the hypothetical plotting scheme, with the result that at different rates for different plots the award came to Rs. 84,238, an average of Rs. 15·11 per square yard for the land, plus Rs. 3,500 for the materials of the building, and Rs. 1,330 for damages.

The Trust appealed to the High Court on the grounds that in making their award, the Tribunal had not valued the property as on the date of Declaration, and had wrongly assumed that the purchaser of the hypothetical plots would, in agreeing to pay a particular price for them, make no allowance for the risks he took, and for the profits he would expect to make on resale, being himself an intermediate purchaser. The High Court, however, decided that the introduction of an intermediate purchaser was not a commercial necessity, and therefore the claimant must be paid the retail value of the several plots, but as the sale could not be completed in a day, this price must be deferred. Deduction must also be made from the price so arrived at for the expenses that would be incurred by advertising, plan-making, &c. They accordingly confirmed the Tribunal's award.

The Board considered the advisability of appealing to the Privy Council, but were advised not to file such an appeal.

II.—Jalbhoy Ardeshir Sett's Case—Case No. 502, Scheme III.

Nowroji Hill is traversed by two main longitudinal roads from North to South, called 1st and 2nd Nowroji Hill Roads, and several cross roads from East to West. The stone in the hill is of very good quality and consequently the

stone quarries are very valuable. With very few exceptions, all the properties on the hill are situated to the West of 2nd Nowroji Hill Road. In times gone by Mr. Jalbhoy and his predecessors in title had quarried away the hill on the east of 2nd Nowroji Hill Road, and in some cases quarried away parts of 2nd Nowroji Hill Road also.

On account of the value of quarries, Mr. Jalbhoy contended before the Tribunal that the property should be valued, along with surrounding ones, on the quarry basis.

The Tribunal, however, upheld the Trust's contention that the public have a right of way over 2nd Nowroji Hill Road, and consequently Mr. Sett could not have cut away the land under the Street, and as it would not pay to quarry, unless the Nowroji Hill 2nd Road could be quarried through, the land in this case must be valued on rental basis only, and not on the quarry basis. They, however, allowed 16⅔ years' purchase instead of the Collector's 14½, and made an award of Rs. 8,546 or Rs. 40·31 per square yard against the Trust's estimate of Rs. 6,204. The Appeal Court, on appeal by Jalbhoy, upheld the Trust's contention and the Tribunal's award.

This decision has debarred Mr. Jalbhoy from claiming compensation on the quarry basis for other properties also on the West of 2nd Nowroji Hill Road.

III.—Jalbhoy Ardeshir Sett's Cases—Cases Nos. 503 to 511, Scheme III.

The property in this case consisted of nine parcels of land situated on the East of 2nd Nowroji Hill Road. At the date of Notification, Mr. Jalbhoy was the absolute owner of only one of these plots, the remaining plots being let on fazandari rent as building sites. Between the dates of Notification and Acquisition, Mr. Jalbhoy bought out the interest of the tenant of one more parcel. The Special Collector dealt separately with the nine parcels, assessed the value of the plots on a rental basis, and refused Mr. Jalbhoy's claim to receive compensation on a quarrying basis, on the ground that the properties belonged to separate persons. The Collector's award amounted to Rs. 12,040 or Rs. 11·42 per square yard, against the Trust's estimate of Rs. 8,971 or Rs. 8·51 per square yard. Thereupon Mr. Jalbhoy demanded a Reference in all these nine cases. After the Collector had made his award, and before the Reference came on for hearing, Mr. Jalbhoy bought out all the remaining tenants.

The Tribunal decided that the References should be consolidated, that the properties should be valued as freehold, free from encumbrances, and that the claimant should be allowed the value of the properties on the quarrying basis. On this basis they awarded Rs. 42,364. They, however, stated that, if they were not right in valuing the properties on a quarrying basis, then the claimant should be allowed Rs. 16,835 for the chance of his acquiring adjoining plots so as in the end to get a large quarriable area.

Before the Appeal Court the question whether each plot of land should be valued as an unencumbered freehold was argued at considerable length on both sides.

The Appeal Court held—

(*a*) that the consolidation of references was rightly allowed, as the claimant could not be prejudiced by any parcelling out of the land which the Collector might choose to make ;

(*b*) that the value of each plot must be ascertained on the assumption that all separate interests are taken to combine, so as to give a complete title to the assumed purchaser, but not so as to impress upon the land a character which it did not bear, or to give to it a value which it never had in the market, and consequently in ascertaining the market value of each plot, both its particular advantages and particular drawbacks, must be allowed for ;

(*c*) that the full quarriable value cannot be allowed ; and

(*d*) that the land had an adaptability value, on the footing of its possibility as a quarry, but that it was not a realized possibility, nor was it competent to the claimant to convert it into a realized possibility by buying out the permanent tenants after the Collector's award had been made.

The Appeal Court therefore awarded to the claimant Rs. 16,835, which is Rs. 25,529 less than the amount awarded by the Tribunal, but Rs. 5,031 in excess of the Collector's award, in respect of the claimant's interest.

II.—PRINCIPAL CASES SETTLED OUT OF COURT.

IV.—Jalbhoy Sett's Case—Case No. 2, Scheme XXIX.

This case consists of 58,843 square yards of flat land, situated between the scarp of Nowroji Hill and Chinch Bunder Road, and is occupied by grain, timber and charcoal dealers and bullock and buffalo stables. Its owner, Mr. Jalbhoy, claimed Rs. 23,49,582 for the property. After the claimant's case was nearly completed before the Special Collector, a settlement was arrived at, by which the Board consented to an award of Rs. 15,79,394 being made in respect of Mr. Jalbhoy's interest in the property. The amount of the award in this case is a record one, being the highest made for a single property.

V.—Jalbhoy Sett's Cases—Cases Nos. 117, 117A, 118 and 119, Scheme XXIX.

Case No. 117 consisted of 7,150 square yards of high land, situated on the east side of Nowroji Hill 2nd Road. Its owner, Mr. Jalbhoy, had his own bungalow on this land, and the whole compound was in his occupation. Case 119 was flat land situated between Case 117 and Chinch Bunder Road ; 118 was let for putting up a horse stable ; and 117A was low land let to annual tenants for grain drying. The total area is 10,468 square yards. Mr. Jalbhoy claimed Rs. 7,40,728 for these plots, but a settlement was arrived at by which the Board consented to an award of Rs. 4,37,500 being made in respect of this property. There are valuable stone quarries under the land in Cases Nos. 117 and 117A, and an offer to quarry away the stone under those cases within 5 years on payment of 42 monthly instalments of Rs. 5,000 each was not accepted by the Board's Committee, and it has been decided to call tenders for this quarrying right.

VI.—Dinshaw Petit's Case—Case No. 475, Scheme V.

The property consists of 185,166 square yards of land, a bungalow and a large number of revenue-producing trees, and has a long frontage on Matunga Road. It was settled for Rs. 2,77,749 or at the rate of Rs. 1-8-0 per square yard.

III.—Unfinished Cases.

VII.—Jerbai Wadia's Case—Cases Nos. 22, 24, &c., Scheme XXVII.

Area—18,544 square yards.

Date of Purchase—August 1905.

Purchase price—Rs. 2,41,115.

Claim—Rs. 6,62,672 for land, and Rs. 13,196 for the materials of the buildings and well or Rs. 6,75,868 in all.

Trust Valuation—Rs. 2,57,143 for land, and Rs. 10,000 for the materials of the buildings, or Rs. 2,67,143 in all.

Collector's Award in 1908-09.—Rs. 3,91,176 for land, Rs. 10,000 for the materials of the buildings, and Rs. 4,580 for Government dues or Rs. 4,05,756 in all.

This was another of the cases of property valued as vacant land in which the decision was based on a hypothetical plotting scheme. The claimant appealed against the Collector's award, which, however, the Tribunal has in 1909-10 upheld, arriving in fact themselves at a valuation of Rs. 3,88,930 for land, Rs. 10,000 for the materials of the buildings, and Rs. 4,580 for Government dues or Rs. 4,03,510 in all.

Part of this land was leasehold Government land, but the Tribunal valued the whole land as freehold, including all interests.

VII.—Guzdar's Case—Case No. 4, Scheme XXXI.

This property, which is situated at the junction of Soparibaug and Government House Roads opposite Lalbaug, was purchased by Mr. Guzdar under a conveyance, dated 1st October 1907, for Rupees 1,55,000. The tenure of by far the greater portion of the property is Toka, and of the rest Inam. The owner has claimed to value the property practically as vacant land on the basis of hypothetical plotting scheme, and has put before the Special Collector a valuation of Rs. 4,37,729, *i.e.*, about three times the purchase price.

The dates of Notification and Declaration of Parel Street Scheme in which this property is situated are 9th May 1907 and 2nd April 1908 respectively.

IX.—Cases on Nowroji Hill held under registered leases from Jalbhoy Sett.

A number of cases on the hill are held back on account of the tenures on the hill of which Mr. Jalbhoy is the ground landlord. The tenures may be divided into four distinct classes:—

(*a*) those held from Mr. Jalbhoy under rent rolls 1, 2 or 3, which are admitted to be permanent tenures;

(*b*) those held under rent roll 4, in which there is a proviso that if Government take up the ground for a road, the landlord is to get the value of land;

(*c*) those held under registered leases, which provide that in case of acquisition by Government or Municipality, the landlord is to get the value of land, and the tenant the value, in some cases of materials of the building, in some of either the materials or of the building, and in others of the building; and

(*d*) those in which the land is held on monthly tenure where the tenant agrees to give up the possession of the land on receipt of one month's notice.

There is no difficulty about properties held under rent roll 1, 2 or 3 and under rent roll 4, but not cut by a proposed road or a passage, and awards are being made in such cases.

The clause in rent roll 4 formed subject of High Court's decision in apportionment Appeal 146 of 1906, wherein it was decided that in cases of plots cut by a road Mr. Jalbhoy should get the value of land as vacant land included in the road and the tenant the balance of the awards.

This clause also formed the decision of the Tribunal in apportionment Reference No. 4 of 1909 (Scheme No. XXIX, Case No. 129), wherein the Tribunal held that the service passages shown on the development Plan of the Scheme were roads as implied in the Agreement in the rent roll. The Tribunal therefore gave to Mr. Jalbhoy the value of land included—

(*a*) in the proposed street,

(*b*) in the surrounding house-gullies, and

(*c*) in open spaces.

The Trust was not a party in that Reference.

The Trust Solicitors have contended before the Special Collector that in cases of lands held on registered leases, as also in cases held under rent roll 4, where parts are cut by roads, the proper method is to value by land and materials.

As the matter is of very great importance to the Trust, and as they have no appeal against the Special Collector's award, the Special Collector has decided to award one of the cases held under a registered lease by land and materials, so that it may form a test case, and an authoritative pronouncement of the High Court may be obtained on the point.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

1st *November* 1909.

THE TIMES PRESS, BOMBAY—4442 09

BOMBAY IMPROVEMENT TRUST.

Balance Sheet and Accounts of the Board for the year ending 31st March 1909.

ERRATA.

Please carry out the following corrections :—

(1) For detailed figures working up to Rs. 4,49,831-3-9 under Schedule C and Rs. 7,66,678-7-1 under Schedule D, on page 2, please *substitute* the following figures :—

SCHEDULE C—Lands.

Rs.	a.	p.
6,398	2	5
1,37,369	3	0
3,055	1	4
1,23,655	15	8
34,218	13	7
4,764	11	4
1,430	9	2
23,661	7	0
40,931	5	2
62,853	13	8
5,397	9	8
93	7	9
4,49,831	3	9

SCHEDULE D—Lands.

7,35,030	12	5
30,786	12	11
860	13	9
7,66,678	7	1

(2) For Grand Total of Cash under column Capital and Liabilities, on page 6, *substitute* Rs. 4,58,22,854-15-3 *for* Rs. 4,58,24,254-15-3.

(3) For total of Rs. 4,54,72,271-8-5 under Cash on opposite side of account, on same page, *substitute* Rs. 4,54,70,871-8-5, and for Grand Total under Cash, *substitute* Rs. 4,58,22,854-15-3 *for* Rs. 4,58,24,254-15-3.

(4) For the headings of the different appendices *substitute* A to H *for* I to VIII.

(5) On page 16, for the totals of expenditure on works to end of 1908-09 against "Construction" and "Sundries" of Scheme XXIV, *for* the figures 3,725-13-11 and 53-4-10 *substitute* 37,257-13-11 and 535-4-10 respectively.

(6) On pages 24 and 25 in column "Total amount paid to date," against loan of 1903, *substitute* Rs. 1,25,600-0-0 *for* Rs. 12,560-0-0.

BOMBAY IMPROVEMENT TRUST.

General Balance Sheet as at 31st March 1909.

CITY OF BOMBAY IMPROVEMENT TRUST.

General Balance Sheet as at 31st March 1909.

Capital and Liabilities.				Property and Assets.			
Capital Account.	Rs. a. p.	Rs. a. p.		*Capital Account.*	Rs. a. p.	Rs. a. p.	
Debt due to—				Book Value of land as *per contra*	.....	77,66,433 2 5	
Secretary of State for India	59,48,227 12 6						
Municipal Corporation	16,18,205 5 11			Refund to Government under section 69 (1) and (2) of the Act	.....	38,018 11 7	
(See Appendix A)		77,66,433 2 5		IMPROVEMENT OF LANDS VESTED IN THE BOARD.			
Debt due to the General Public—				*Schedule C—Lands.*			
Debenture Loan of 1899 at 4 per cent.	50,00,000 0 0				Rs. a. p.		
Debenture Loan of 1901 at 4 per cent.	30,00,000 0 0			Flats	7,776 2 6		
Debenture Loan of 1902 at 4 per cent.	30,00,000 0 0			Laying out of Chaupati Estate	1,12,018 1 8		
Debenture Loan of 1903 at 4 per cent.	60,00,000 0 0			Fire Service on Cotton Green	5,972 1 4		
Debenture Loan of 1904 at 4 per cent.	50,00,000 0 0			New Roads on Hornby Road Plot	1,28,339 14 4		
Debenture Loan of 1905 at 4 per cent.	30,00,000 0 0			New Roads on Wellington Lines Plot ...	37,482 18 7		
Debenture Loan of 1906 at 4 per cent.	20,00,000 0 0			Wellington Lines Plot Central Garden ...	5,484 11 4		
Debenture Loan of 1907 at 4 per cent.	15,00,000 0 0			New Roads on Marine Lines Plot	1,538 9 9		
Debenture Loan of 1908 at 4 per cent.	30,00,000 0 0			Do. Wodehouse Road Plot ...	27,060 8 6		
		3,15,00,000 0 0		Filling in wells and payments for sites ...	46,360 5 9		
Sale-proceeds of buildings under section 64 of the Act—				Special repairs to Kennedy Sea Face ...	71,952 13 8		
Cooperage Buildings	624 0 0			Road on Plot South of Crawford Market ...	6,154 9 8		
Chaupati Estate	4,427 9 8			Secretariat Plot	90 7 9		
Parel Estate	1,316 3 5					4,49,831 3 9	
Agripada Estate	567 5 10			*Schedule D—Lands.*			
First Nagpada Estate	1,16,706 11 0			Laying out Agripada Estate (Scheme No. XI).	7,32,364 1 7		
Scheme No. II (Street Scheme)	2,93,223 8 2			Laying out Connaught Road Estate (Scheme No. XII)	33,414 6 11		
Scheme No. III (Street Scheme)	3,07,826 8 4			Filling in Lands at Matunga	899 14 7		
Scheme No. IV (Street Scheme)	50,693 6 4					7,66,678 7 11	
Scheme No. VIII (Improvement Scheme)	72,668 5 1			SCHEMES.			
Scheme No. IX (Street Scheme)	3,120 0 0			Scheme No. I—First Nagpada Improvement Scheme	28,40,552 6 11		
Scheme No. XVII (Police Accommodation Scheme) ...	1,745 0 0			Scheme No. II—Road, Queen's Road to Carnac Bridge	74,12,871 13 0		
Scheme No. XVIII (Police Accommodation Scheme) ...	10 10 0			Scheme No. III—Road, Elphinstone Bridge to Queen's Road	89,63,014 4 1		
Scheme No XXVII (Street Scheme)	30,278 8 9			Scheme No. IV—Gowalia Tank Scheme ...	19,74,838 10 4		
Scheme No. XXIX (Improvement Scheme)	25 3 6			Scheme No. V—Dadar-Matunga Street Scheme	4,92,151 11 6		
		8,83,124 0 1		Scheme No. VI—Sion-Matunga Street Scheme	4,02,433 2 8		
Appropriations from General Account under section 79 (1) of the Act—				Scheme No. VII—Colaba Reclamation Scheme	4,32,927 0 4		
(See Appendix G)	.....	20,80,318 4 9		Scheme No. VIII—Mandvi-Koliwada Improvement Scheme	23,69,368 9 8		
				Scheme No. IX—Sankli Street Scheme ...	28,188 9 2		
				Scheme No. XIII—Souter Street Extension Scheme	54,366 3 7		

Scheme No. XXVII—Mathew Road Street Scheme		12,27,578 2 8	
Scheme No. XXIX—Nowrojee Hill Street Scheme		29,67,003 2 6	
Scheme No. XXX—Souter Street Extension towards Tardeo		270 6 2	
Scheme No XXXI—Parel Street Scheme...		3,16,970 8 5	
Scheme No. XXXII—East Agripada Improvement Scheme		1,105 7 9	
Scheme No XXXIII—Bhatwadi Improvement Scheme...		822 2 3	
Police Accommodation Schemes :—			
Scheme No. XIV at Nagpada Estate ...		84,325 11 9	
Scheme No. XVI at Wodehouse Road Estate		3,22,664 7 1	
Scheme No. XVII at Duncan Road ...		58,896 9 9	
Scheme No. XVIII at Sheppard Road ...		36,223 9 8	
Scheme No. XIX at Agripada ...		1,11,208 13 5	
Scheme No. XXIII at Connaught Road ...		64,949 14 11	
Scheme No. XXIV in Scheme II ...		48,449 1 2	
Scheme No. XXV in Scheme IV ...		207 8 1	
Scheme No. XXXV in Scheme III ...		173 7 10	
			3,14,23,041 3 6
Surveys of the Island of Bombay			1,07,314 9 11
Administrative Offices			3,18,015 8 6
Storeyard at Agripada			3,356 9 10
Central Stores behind Frere Fletcher School...			14,878 9 10
			8,18,61,506 9 7
(See Appendix C)			
General Surveys			..... 13,406 8 9
Tools and Plant			..... 95,949 13 10
Stores in Stock			..... 20,566 10 2
Premia for Designs of Chawls			..... 1,000 0 0
Appropriation to General Account under section 79 (2) of the Act—			
(as per Appendix G)			
for—1906-07			56,081 4 2
1907-08			1,22,781 3 10
1908-09			1,25,306 10 10
			3,04,169 2 10
			(g) 4,01,01,000 11 2
Balance ...			..... 21,28,824 11 9
Total, Capital Account ...	.....	(a)4,22,29,875 6 11	..... 4,22,29,875 6 11

General Account.

Receipts from Ground-rents, Rents of Buildings, Leaseholds, &c., under section 76 of the Act	9,43,598 2 5		
Contribution from Municipal Fund under section 72 of the Act	4,50,000 0 0		
Refund of Municipal Taxes	44,483 11 7		
Interest on Investments, &c.	1,17,897 15 2		
Sundries	6,708 1 4		
(See Appendix E)		15,62,657 14 6	
Balance charged to Capital under section 79 (2) of the Act		1,25,306 10 10	
Total, General Account ...	.....	(b) 16,87,964 9 4	

General Account.

Charges as per section 77 (1) of the Act		2,46,969 4 3	
Municipal Rates and Taxes		1,28,077 5 3	
Appropriation to Sinking Fund under section 55 (1) for Trustees' Debenture Loans		1,26,429 5 0	
Interest on Debenture Loans, Security Deposits, &c. ...		11,77,722 14 2	
Sundries		8,765 12 8	
(See Appendix F)			16,87,964 9 4
Total, General Account ...	.....		..... (g)16,87,964 9 4

Capital and Liabilities.				Cash.			Securities.		
Sinking Fund Account.				Rs.	a.	p.	Rs.	a.	p.
Amount received from General Account Revenue under section 55 (1) of the Act—			Rs. a. p.						
On Account of Debenture Loan of 1899.			1,84,988 0 0						
,, Debenture Loan of 1901.			87,920 0 0						
,, Debenture Loan of 1902.			75,560 0 0						
,, Debenture Loan of 1903.			1,23,660 0 0						
,, Debenture Loan of 1904.			82,679 0 0						
,, Debenture Loan of 1905.			37,680 0 0						
,, Debenture Loan of 1906.			24,481 2 8						
,, Debenture Loan of 1907.			9,219 3 8						
				6,27,907	6	4	.....		
Interest on 4 per cent. Debentures—									
To 31st March 1908.									
On Account of Loan, 1899	...	...	38,419 14 5						
On Account of Loan, 1901	...	...	12,885 13 0						
On Account of Loan, 1902	...	...	8,500 8 7						
On Account of Loan, 1903	...	...	11,602 15 1						
On Account of Loan, 1904	...	...	5,729 9 11						
On Account of Loan, 1905	...	...	1,863 6 4						
On Account of Loan, 1906	...	...	697 7 2						
On Account of Loan, 1907	...	...	93 3 7						
				80,091	14	1			
		(See Appendix H)		7,07,999	4	5			
Nominal Value of Debentures purchased as *per contra*			...	.....			7,12,000	0	0
Total, Sinking Fund Account			...	(c) 7,07,999	4	5	7,12,000	0	0

Property and Assets.				Cash.			Securities.		
Sinking Fund Account.				Rs.	a.	p.	Rs.	a.	p.
Cost of 4 per cent. Debentures—									
On Account of Loan of 1899 for	Rs.	2,26,000	... ..	2,23,228	4	3			
On Account of Loan of 1901 for	,,	1,02,000	... ...	1,01,012	11	9			
On Account of Loan of 1902 for	,,	84,500	... ...	84,167	15	10			
On Account of Loan of 1903 for	,,	1,36,500	... ...	1,37,137	10	6			
On Account of Loan of 1904 for	,,	88,000	... ...	88,387	4	10			
On Account of Loan of 1905 for	,,	40,000	... ...	39,754	4	9			
On Account of Loan of 1906 for	,,	25,500	... ...	24,966	15	4			
On Account of Loan of 1907 for	,,	9,500	... ...	9,242	2	8			
	Rs.	7,12,000		(b) 7,07,897	5	11			
Balance ,,				101	14	0	7,12,000	0	0
Total, Sinking Fund Account			...	7,07,999	4	5	7,12,000	0	0

Provident Fund Account.

Employés' Contribution	60,159 10 0	.....
Interest on do.	6,941 8 1	.....
Trustees' Contribution including forfeitures	61,028 8 2	.....
Interest on Trustees' Contribution	5,902 14 5	.....
Amount unclaimed	1 10 8	.....
Total, Provident Fund Account ...	(*d*)1,37,032 3 4	.....

Miscellaneous Accounts.

Deposits from Contractors and others	5,93,413 5 4	6,14,900 0 0
Income Tax unpaid	5 15 10	.....
Unpaid interest to Debenture Holders	33,022 15 6	.....
Advances from Trustees, "Hindu Burning Ground Footpath"	143 0 0	.....
Miscellaneous Advances—		
Rs. a. p.		
Amount repaid by Contractors 1,12,228 0 0		
Gallery Projections 4,223 9 7	1,16,451 9 7	.....
Premia on Trustees' Debenture Loans—		
Loan of 1903 for Rs. 60 Lakhs 14,991 14 0		
„ 1904 for Rs. 50 „ 1,18,082 13 0		
„ 1905 for Rs. 20 „ 1,09,179 6 0		
„ 1906 for Rs. 20 „ 19,687 8 0	2,61,941 9 0	.....
Investment on account of Provident Fund—		
Nominal value of Government Promissory Notes as *per contra*	.....	80,000 0 0
Investment of Cash Balances—		
Nominal value of 3½ per cent. Government Promissory Notes as *per contra*	.....	10,97,500 0 0
Nominal value of 4 per cent. Improvement Trust Debentures as *per contra*	.....	1,36,500 0 0
	(*e*)16,59,913 7 3	25,28,700 0 0
Balance ...	19,09,329 6 7	.....
Total, Miscellaneous Accounts ...	35,69,243 3 13 10	25,28,700 0 0

Provident Fund Account.

Refund of Subscribers' Contribution	2,450 10 7	.....
Interest paid on do do.	215 13 8	.....
Payment of Trustees' Contribution	1,845 8 8	.....
Interest paid on Trustees' Contribution	163 0 1	.....
	(*c*) 4,655 0 2	.....
Balance ...	1,33,377 3 2	.....
Total, Provident Fund Account ...	1,37,032 3 4	.....

Miscellaneous Accounts.

Refund of Deposits to Contractors and others	2,69,507 9 6	1,25,700 0 0
Cost of Maintenance, "Hindu Burning Ground Footpath" ...	52 9 7	.....
Advances on Imprest Accounts	2,91,360 4 6	.....
Insurance on Account of Lessee (receivable)	37 8 0	.....
Rs. a. p.		
Loan of 1899 ... 2,00,000 0 0		
„ 1901 ... 1,42,394 6 0		
Discount on Debenture Loans to be met from Sinking Fund) ... „ 1902 ... 55,150 0 0		
„ 1907 ... 26,119 7 1		
„ 1908 ... 1,11,250 0 8	5,35,914 3 9	
Investment on account of Provident Fund—		
Cost of 3½ per cent Government Promissory Notes 78,364 14 0		
Investment of Cash Balances—		
Cost of 3½ per cent. Government Promissory Notes 10,62,553 5 0		
Cost of 4 per cent Improvement Trust Debentures 1,31,613 8 0	18,72,531 11 0	.....
	(*f*)29,69,303 13 10	1,25,700 0 0
Balance ...	.....	24,03,000 0 0
Total, Miscellaneous Accounts ...	29,69,303 13 10	25,28,700 0 0

Capital and Liabilities.	Cash. Rs. a. p.	Securities. Rs. a. p.
Grand Total (*a*, *b*, *c*, *d* and *e*) ...	4,58,24,254 15 3	32,40,700 0 0

Property and Assets.		Cash. Rs. a. p.	Securities. Rs. a. p.
Total (*f*, *g*, *h*, *i* and *j*) ...		4,54,72,271 8 5	1,25,700 0 0
Balances in Banks—	Rs. a. p.		
Capital Account	21,28,824 11 9		
Sinking Fund Account	101 14 6		
Provident Fund Account	1,32,377 3 2		
	Cr. 22,61,303 13 5		
Miscellaneous Account	*Dr.* 19,09,320 6 7	(k)*3,51,983 6 10	31,15,000 0 0
Grand Total (*f*, *g*, *h*, *i*, *j* and *k*) ...		4,58,24,254 15 3	32,40,700 0 0

* Specification of Balances in Banks :—

	Cash. Rs. a. p.
Bank of India	53,139 13 11
National Bank of India, Limited ...	86,615 3 9
Chartered Bank of India, Australia and China	12,543 11 0
Hongkong and Shanghai Banking Corporation	33,400 13 2
Bank of Bombay	98,290 4 11
Mercantile Bank	67,963 8 1
Rupees ...	3,51,983 6 10

In Bank's Safe Custody—	Securities. Rs. a. p.
Government Promissory Notes	21,23,500 0 0
Municipal Debentures.	1,59,000 0 0
Port Trust Debentures.	23,000 0 0
Bombay Improvement Trust Debentures ...	7,68,500 0 0
Securities in hand ...	1,000 0 0
Rupees	31,15,000 0 0

Examined and found correct. The Securities in which the Trustees' Surplus Balances, &c., are invested, and the Security Deposits of Contractors and others have been checked and found to agree with the amounts entered above. The Cash Balance has also been checked and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts. } Auditor.

Accountant General's Office, Bombay, 3rd September 1909.

W. N. SHILSTONE,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 4th August 1909.

J. P. ORR,
Chairman.

APPENDIX I.

CAPITAL ACCOUNT.

Capital Debt.

Debt.		Interest bearing.	Non-Interest bearing.	Total.
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Debt due to the Secretary of State for India as at 31st March 1908		45,98,959 12 6	14,63,470 0 0	60,62,429 12 6
Deduct—Value of land on the Chaupati Estate appropriated to road in connection with Scheme No. IV as per memo. No. 4451, dated 6th July 1908, in the General Department and T. R. No. 175, dated 21st July 1908— Area 1,029 Sq. Yds.	10,290 0 0			
Deduct—Value of land appropriated for Police Accommodation at Wodehouse Road under Section 40 (3) (*b*) of the Act, as per Judicial Department No. 2027, dated 22nd April 1904— Area 6,678 Sq. Yds.	76,302 0 0			
Deduct—Value of land appropriated for widening Mayo Road as per Government Resolution in the General Department, No. 7471, dated 17th December 1908, and T. R. No 8 of 8th January 1909— Area 2,761 Sq. Yds.	27,610 0 0	1,14,202 0 0	.....	.....
Debt as at 31st March 1909	.....	44,84,757 13 6	14,63,470 0 0	59,48,227 12 6
Debt due to the Municipal Corporation as at 31st March 1908	.....	18,18,205 5 11	.....	18,18,205 5 11
Note—No variation during year 1908-09	.....	.....	.....	.....
Grand Total ...	.....	63,02,963 2 5	14,63,470 0 0	77,66,433 2 5

J. P. ORR,
Chairman.
W. N. SHILSTONE,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 4th August 1909.

Examined and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts, Bombay. } Auditor.

Bombay, 3rd September 1909

APPENDIX II.

CAPITAL ACCOUNT.

Cost of Management and Incidental Expenses.

Budget Estimate for the year 1908-1909.	Particulars.	Actual Expenditure for the year ending 31st March 1909.	
Rs.		Rs. a. p.	Rs. a. p.
	COST OF MANAGEMENT AND INCIDENTAL EXPENSES AS PER SECTION 75 (1) OF THE ACT.		
	Chairman's Salary and Allowances—		
36,000	Salary	36,000 0 0	
6,000	Exchange Compensation, Pension and Leave Contribution	5,432 3 6	
			41,432 3 6
20,000	Trustees' Fees	.....	17,915 0 0
	Secretary's Department—		
45,500	Establishment	42,435 12 10	
1,000	Contingencies, including Postage	1,075 8 3	
200	Books	1 14 0	
600	Stationery	624 14 8	
6,000	Printing (including Advertising)	3,736 1 0	
			49,874 2 9
7,000	Law Expenses	4,840 4 11	
2,000	Furniture for all Departments	1,176 7 4	
700	Clothings to Peons	643 2 0	
30,000	Expenses of Loan and Stamp Duty	17,787 13 10	
17,000	Contribution to Provident Fund	17,108 6 0	
			41,556 2 1
1,72,700	Total ...	.....	*1,50,677 7 10

* Distributed to Works as per Appendix C.

Examined and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 3rd September 1909.

J. P. ORR,
Chairman.

W. N. SHILSTONE,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 4th August 1909.

APPENDIX III.

CAPITAL ACCOUNT.

Statement of Expenditure on Works.

Works.	Expenditure on Works		
	To end of 31st March 1908.	During 1908-09.	Total to end of 1908-09.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
IMPROVEMENT OF LANDS VESTED IN THE BOARD.			
Schedule C.—Lands.			
Flats	5,832 14 0	.....	5,832 14 0
Laying out Chaupáti Estate	84,878 8 4	.....	84,878 8 4
Fire Service on Cotton Green	5,021 1 4	.....	5,021 1 4
New Roads on Hornby Road Plot, Scheme No. XXII ...	75,453 3 3	26,669 10 9	1,01,122 14 0
" " Wellington Lines Plot, Scheme No. XX ...	28,116 12 10	2,011 6 5	30,128 3 3
Wellington Lines Central Garden	3,349 5 4	266 9 0	3,615 14 4
New Roads on Marine Lines Plot	1,217 1 5	.....	1,217 1 5
" " Wodehouse Road Plot, Scheme No. XXI ...	22,269 4 2	.....	22,269 4 2
Filling in wells and payments for Site	39,194 12 1	.....	39,194 12 1
Special Repairs, "Kennedy Sea Face"	58,483 10 11	.....	58,483 10 11
Plot south of Crawford Market (Scheme No. X)	4,767 3 4	.....	4,767 3 4
Secretariat Plot	.....	80 13 0	80 13 0
	3,25,613 13 0	28,028 7 2	3,53,642 4 2
Schedule D.—Lands.			
Connaught Road Estate, Scheme No. XII—			
Road Construction and Filling in	23,336 1 5	.....	23,336 1 5
Sundries	2,269 13 1	.....	2,269 13 1
	25,605 14 6	.....	25,605 14 6
Laying out Agripáda Estate—			
Filling in site	2,81,170 11 8	2,504 0 0	2,83,764 11 8
Constructing Roads	1,65,216 12 11	7,066 2 4	1,72,284 15 3
Paving foot-paths	16,142 3 1	.....	16,142 3 1
Sundries	1,648 2 0	28 0 0	1,676 2 0
Drainage	1,15,104 0 0	5,422 7 4	1,20,526 7 4
	5,79,283 13 8	15,110 9 8	5,94,394 7 4
Lands at Mátunga—Filling in	493 11 0	231 0 0	724 11 0
	6,05,383 7 2	15,341 9 8	6,20,725 0 10
SCHEMES.			
Scheme No. I.—First Nágpáda Improvement Scheme.			
Land—			
Acquisition of Properties	15,45,610 7 8	*Cr.* 15,806 0 0	15,29,804 7 8
Brokerage, Law Charges and Sundries	39,692 11 0	1,418 8 0	41,111 3 0
New Streets	75,759 3 2	.....	75,759 3 2
Chawls at Agripáda (4 Blocks)	1,70,419 11 5	13 7 9	1,70,433 3 2
" " (12 Blocks)	4,56,699 7 3	5,331 5 1	4,62,030 12 4
" Nágpáda (2 Blocks)	76,355 15 6	15,832 14 6	92,188 14 0
	23,64,567 8 0	22,596 3 4	23,71,357 11 4
Scheme No. II.—Road "Queen's Road to Carnac Bridge."			
Land—			
Acquisition of Properties	59,01,941 12 7	*Cr.* 90,457 14 11	58,71,483 13 8
Brokerage, Law Charges and Sundries	1,76,498 5 7	2,788 6 5	1,79,286 12 0
Roads	1,46,511 0 1	14,972 1 3	1,61,483 1 4
Temporary Sheds, "Kennedy Sea Face"	51,579 7 5	.....	51,579 7 5
Chawls at Chandanwádi	3,39,229 0 7	1,33,893 3 10	4,73,122 4 5
Chawls behind Plots Nos. 59—61—Princess Street ...	12,086 0 11	18,814 14 6	30,901 15 5
	66,87,844 11 2	1,70,468 10 0	67,67,855 6 3
Carried over ...Rupees ...	99,23,409 7 4	2,36,484 14 2	1,01,13,589 6 7
		*Cr.*1,06,263 14 11	

III.

ACCOUNT.

ture on Works.

Proportionate Cost of Management			Proportionate Cost of Establishments			Grand Total to end of 1908-09.
To end of 31st March 1908.	During 1908-09.	Total to end of 1908-09.	To end of 31st March 1908.	During 1908-09.	Total to end of 1908-09.	
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
225 0 0	.....	225 0 0	840 4 5	.....	840 4 5	6,898 2 5
41,999 1 4	.....	41,999 1 4	10,991 9 4	.....	10,991 9 4	1,37,869 3 0
3,035 0 0	.....	3,035 0 0	.....	.....	.....	8,056 1 4
3,787 1 4	770 0 0	10,557 1 4	8,910 3 5	3,065 12 11	11,976 0 4	1,24,655 15 8
2,080 0 0	60 0 0	2,140 0 0	1,710 7 8	240 2 8	1,950 10 4	34,318 13 7
199 0 0	8 0 0	207 0 0	969 14 11	31 14 1	941 13 0	4,764 11 4
120 0 0	.....	120 0 0	63 7 9	.....	63 7 9	1,430 9 2
842 0 0	.....	842 0 0	550 2 10	.....	550 2 10	23,961 7 0
1,456 0 0	.....	1,456 0 0	3,280 9 1	.....	3,280 9 1	47,931 5 2
2,027 0 0	.....	2,027 0 0	2,343 2 9	.....	2,343 2 9	67,833 13 8
156 0 0	.....	156 0 0	474 6 4	.....	474 6 4	5,397 9 8
.....	3 0 0	3 0 0	.....	9 10 9	9 10 9	93 7 9
61,926 2 8	841 0 0	62,767 2 8	30,674 4 6	3,347 8 5	33,421 12 11	4,49,931 3 9
1,376 0 0	.....	1,376 0 0	3,804 14 5	.....	3,804 14 5	30,786 12 11
93,273 15 10	444 0 0	93,717 15 10	45,113 9 7	1,804 11 8	46,918 5 3	7,35,050 12 5
32 0 0	7 0 0	39 0 0	69 9 5	27 9 4	97 2 9	860 13 9
94,681 15 10	451 0 0	95,133 15 10	48,988 1 5	1,832 5 0	50,820 6 5	7,66,678 7 1
2,27,610 9 4	180 0 0	2,27,790 9 4	2,38,829 11 10	2,574 6 5	2,41,404 2 3	28,40,552 6 11
2,89,833 14 11	2,402 0 0	2,92,235 14 11	3,32,665 9 11	26,114 13 11	3,58,780 7 10	74,12,871 13 0
6,74,052 10 9	3,874 0 0	6,77,926 10 9	6,50,557 11 8	27,869 1 8	6,78,426 13 4	1,14,69,933 14 9

Works.	Expenditure on Works		
	To end of 31st March 1908.	During 1908-09.	Total to end of 1908-09
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought over ...Rupees ...	99,85,409 7 4	2,26,434 14 2 *Cr.* 1,06,288 14 11	1,01,13,680 6 7
SCHEMES—continued.			
Scheme No. III.—Road "Elphinstone Bridge to Queen's Road."			
Land—			
Acquisition of Properties	73,32,909 1 4	*Cr.* 1,40,903 8 2	71,92,005 9 2
Brokerage, Law Charges and Sundries ...	1,89,169 5 2	26,854 12 7	2,16,024 1 6
Chawls at Agripáda (Temporary Sheds) ...	10,436 11 4	.....	10,436 11 4
Chawls at Imámwáda	3,57,796 3 7	1,83,048 15 11	5,40,845 3 6
Semi-permanent huts, Charni Road	37,314 5 11	.....	37,314 5 11
Addition Block of Chawls at Agripáda ...	.....	20,238 14 9	20,238 14 9
Roads	1,44,534 10 8	74,482 4 6	2,19,016 15 2
	86,72,920 6 0	3,04,624 15 9	89,86,941 13 7
Scheme No. IV.—"Gowália Tank Scheme."			
Land—			
Acquisition of Properties	10,78,190 14 2	48,277 7 2	11,26,468 5 4
Brokerage, Law Charges and Sundries... ...	53,966 12 10	2,911 2 3	56,877 15 1
Filling in	1,71,886 9 3	30,249 10 10	2,12,086 4 1
Roads	1,51,619 9 7	1,04,251 8 9	2,55,871 3 4
Retaining walls	37,443 11 6	2,946 3 0	40,389 14 6
Slip in Gibbs Road	42,319 6 7	32,910 9 7	75,230 0 2
	15,45,376 15 10	2,21,546 9 7	17,66,923 9 6
Scheme No. V.—"Dádar-Mátunga Street Scheme."			
Land—			
Acquisition of Properties	3,547 0 0	4,28,805 14 3	4,32,352 14 3
Brokerage, Law Charges and Sundries	16,715 9 11	13,047 15 1	29,763 9 0
	20,262 9 11	4,41,853 13 4	4,62,116 7 3
Scheme No. VI.—"Sion-Mátunga Street Scheme."			
Land—			
Acquisition of Properties	3,01,335 13 9	24,042 13 4	3,25,378 11 1
Brokerage, Law Charges and Sundries	21,608 11 1	5,515 1 9	27,123 12 10
	3,22,944 8 10	29,557 15 1	3,52,502 7 11
Scheme No. VII.—"Colaba Reclamation Scheme."			
Land—			
Acquisition	13,000 0 0	.....	13,000 0 0
Brokerage, Law Charges and Sundries	14,710 9 6	4 0 0	14,214 9 6
Roads	89,727 15 10	2,524 2 0	92,252 1 10
Filling in	2,14,029 9 4	.....	2,14,029 9 4
Protection Works	41,922 2 1	.....	41,922 2 1
	3,72,910 4 9	2,528 2 0	3,75,438 6 9
Scheme No. VIII.—"Mándvi-Koliwáda Improvement Scheme."			
Land—			
Acquisition	19,45,149 14 2	11,263 8 7	19,56,413 1 9
Brokerage, Law Charges and Sundries ...	38,160 1 4	3,400 11 5	41,560 12 9
Roads	4,578 8 2	34,129 7 5	38,707 15 7
Chawls	18 11 7	1,16,927 5 10	1,16,946 1 5
Temporary huts at Paltan Road	34,296 3 0	1,344 13 10	35,640 0 10
	20,22,413 6 3	1,64,070 10 1	21,86,484 0 4
Scheme No. IX.—"Sankli Street Scheme."			
Land—			
Acquisition	17,000 0 0	.....	17,000 0 0
Sundries	271 6 3	.....	271 6 3
Roads, &c.	8,363 7 4	.....	8,363 7 4
	25,634 13 7	.....	25,634 13 7
Carried over ...Rupees ...	2,23,65,162 8 6	14,00,617 0 0 *Cr.* 2,47,167 7 1	2,25,18,612 1 5

Proportionate Cost of Management.			Proportionate Cost of Establishments.			Grand Total to end of 1908-09.
To end of 31st March 1908.	During 1908-09.	Total to end of 1908-09.	To end of 31st March 1908.	During 1908-09.	Total to end of 1908-09.	
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
6,74,052 10 9	3,874 0 0	6,77,926 10 9	6,50,557 11 8	27,869 1 9	6,78,426 13 5	1,14,69,943 14 9
3,15,916 6 6	4,925 0 0	3,20,841 6 6	3,72,203 5 5	34,027 10 7	4,06,231 0 0	89,63,014 4 1
71,841 0 0	6,666 0 0	78,507 0 0	1,07,435 11 10	21,972 5 1	1,29,408 0 11	19,74,838 10 4
1,211 0 0	13,272 0 0	14,483 0 0	1,515 5 1	14,036 15 2	15,552 4 3	4,92,151 11 6
20,393 0 0	901 0 0	21,294 0 0	27,702 9 5	939 1 1	28,641 10 9	4,02,428 2 8
14,443 0 0	90 0 0	14,533 0 0	42,864 0 6	301 9 1	42,965 9 7	4,32,927 0 4
78,549 0 0	4,925 0 0	83,474 0 0	81,090 12 5	18,309 12 11	99,400 9 4	23,69,358 9 8
805 0 0	.....	805 0 0	1,743 11 7	.....	1,743 11 7	28,183 9 2
11,77,211 1 3	34,653 0 0	12,11,664 1 3	12,84,913 4 2	1,17,456 7 8	14,02,369 11 10	2,61,32,845 14 6

Works.	Expenditure on Works.		
	To end of 31st March 1908.	During 1908-09.	Total to end of 1908-09
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees ...	2,23,85,162 8 6	14,00,017 0 0 *Cr.* 2,47,167 7 1	2,35,18,612 1 5
SCHEMES—*continued.*			
Scheme No. XVII.—"Sonter Street Extension Scheme."			
Land—			
Acquisition of Properties	20,785 14 3	.....	20,785 14 3
Sundries	2,196 3 5	5,636 0 0	7,832 9 5
Filling in	15,946 3 0	1,726 5 11	17,662 2 11
	38,918 14 8	7,362 11 11	46,281 10 7
Scheme No. XVIII.—"Mathew Road Street Scheme."			
Land—			
Acquisition	5,25,629 14 5	5,41,493 8 2	10,67,133 6 7
Sundries	7,961 5 0	12,357 15 2	20,319 4 2
Filling in	.....	1,619 1 11	1,619 1 11
Roads	... ..	22,255 1 5	22,255 1 5
	5,33,591 3 5	5,77,725 10 8	11,11,326 14 1
Scheme No. XIX.—"Nowrojee Hill Street Scheme."			
Land—			
Acquisition	17,778 2 9	27,36,530 6 9	27,54,308 9 6
Sundries	4,041 1 9	34,179 12 8	38,220 14 5
	21,819 4 6	27,70,710 3 5	27,92,529 7 11
Scheme No. XXX.—"Sonter Street Extension towards Tardeo."			
Land—			
Sundries	244 7 8	.....	244 7 8
Scheme No. XXXI.—"Parel Street Scheme."			
Land—			
Acquisition	.....	2,94,943 0 0	2,94,943 0 0
Sundries	1,039 11 3	2,471 1 5	3,510 12 8
	1,039 11 3	2,97,414 1 5	2,98,453 12 8
Scheme No. XXXII.—"East Agripada Improvement Scheme."			
Land—			
Sundries	920 8 8	43 0 3	963 8 11
Scheme No. XXXIII.—"Bhatwadi Improvement Scheme."			
Land—			
Sundries	380 8 3	396 9 5	777 1 8
POLICE ACCOMMODATION SCHEMES.			
First Nagrpada Estate—Scheme No. XIV—			
Construction	69,102 1 4	.....	69,102 1 4
Sundries	4,228 10 0	.....	4,228 10 0
	73,330 11 4	.....	73,330 11 4
Wodehouse Road Estate—Scheme No. XVI—			
Acquisition	.....	76,302 0 0	76,302 0 0
Construction	2,02,129 0 1	.....	2,02,129 0 1
Sundries	5,145 15 3	.....	5,145 15 3
	2,07,274 15 4	76,302 0 0	2,83,576 15 4
Duncan Road—Scheme No. XVII—			
Acquisition	29,281 12 4	.....	29,281 12 4
Construction	920 7 0	10,038 5 5	10,958 12 5
Sundries	667 0 1	411 13 7	1,078 13 8
	30,869 3 5	10,450 3 0	51,319 6 5
Sheppard Road—Scheme No. XVIII—			
Acquisition	15,173 4 3	.....	15,173 4 3
Construction	14,866 14 4	.....	14,866 14 4
Sundries	1,913 2 4	.....	1,913 2 4
	31,953 4 11	.....	31,953 4 11
Carried over ...Rupees ...	2,33,15,515 5 11	51,41,021 8 1 *Cr.* 2,47,167 7 1	2,82,09,369 6 11

Proportionate Cost of Management.			Proportionate Cost of Establishments.			Grand Total to end of 1908-09.
To end of 31st March 1908.	During 1908-09.	Total to end of 1908-09.	To end of 31st March 1908.	During 1908-09.	Total to end of 1908-09.	
Rs. a. p. 11,77,911 1 3	Rs. a. p. 34,953 0 0	Rs. a. p. 12,11,864 1 3	Rs. a. p. 12,84,913 4 2	Rs. a. p. 1,17,456 7 8	Rs. a. p. 14,02,369 11 10	Rs. a. p. 2,61,32,845 14 6
2,670 0 0	210 7 0	2,880 7 10	4,719 3 2	384 14 0	5,104 1 2	54,286 3 7
33,145 0 0	17,356 0 0	50,501 0 0	45,303 9 3	20,446 11 4	65,750 4 7	12,27,573 2 8
1,384 0 0	83,205 0 0	84,589 0 0	1,863 11 8	88,020 14 11	89,884 10 7	29,67,003 2 6
.....	.....	.....	25 14 6	.....	25 14 6	270 6 2
62 0 0	8,918 0 0	8,980 0 0	88 5 0	9,448 6 9	9,536 11 9	3,10,970 8 5
62 0 0	.....	62 0 0	78 9 0	1 5 10	79 14 10	1,105 7 9
.....	.....	.....	32 6 10	12 9 9	45 0 7	822 2 3
2,826 0 0	.....	2,826 0 0	8,169 0 5	.....	8,169 0 5	84,725 11 9
7,699 0 0	2,282 0 0	9,981 0 0	26,682 6 10	2,424 0 11	29,106 7 9	3,22,664 7 1
2,695 0 0	330 0 0	3,025 0 0	3,284 2 6	1,248 0 10	4,532 3 4	58,876 9 9
1,180 0 0	.....	1,180 0 0	3,090 4 9	.....	3,090 4 9	36,223 9 8
12,28,934 1 9	1,46,954 7 10	13,75,888 9 1	13,78,250 14 1	2,39,443 8 0	16,17,694 6 1	3,12,02,952 8 1

Works.	Expenditure on Works.		
	To end of 31st March 1908.	During 1908-09.	Total to end of 1908-09.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought-forward ...Rupees ...	2,33,15,515 5 11	51,41,021 8 1 *Cr.* 2,47,167 7 1	2,82,09,369 6 11
SCHEMES—*continued.*			
Police Accommodation Schemes—continued.			
Agripada Estate—Scheme No. XIX—			
Construction	41,597 2 7	50,297 5 4	91,894 7 11
Sundries	1,915 12 4	633 2 9	2,548 15 1
	43,512 14 11	50,930 8 1	94,443 7 0
Connaught Road Estate—Scheme No. XXIII—			
Construction	20,106 14 10	34,734 6 10	54,841 5 8
Sundries	374 8 10	214 3 6	588 12 4
	20,481 7 8	34,948 10 4	55,430 2 0
In Scheme II—Scheme No. XXIV—			
Construction	.....	37,267 13 11	37,25 13 11
Sundries	188 14 4	346 6 6	53 4 10
	188 14 4	37,604 4 5	37,793 2 9
In Scheme III—Falkland Road—Scheme No. XXXV—			
Sundries	.....	154 15 8	154 15 8
In Scheme IV—Gowalia Tank—Scheme No. XXV—			
Sundries	.....	274 10 8	274 10 8
Surveys of the Island of Bombay.			
Survey of the North of the Island of Bombay	89,245 12 0	*Cr.* 169 8 0	89,076 4 0
Administrative Offices.			
Construction	3,02,277 8 6	.....	3,02,277 8 6
Store Yard at Agripada—			
Construction	2,767 2 0	.....	2,767 2 0
Central Stores behind Frere Fletcher School—			
Construction	12,297 10 4	7 0 0	12,304 10 4
		52,64,941 9 3 *Cr.* 2,47,336 15 1	
Grand Total ...Rs.	3,37,86,286 11 8	50,17,604 10 2	3,88,03 891 5 10

Examined and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 3rd September 1909.

Proportionate Cost of Management.			Proportionate Cost of Establishment.			Grand Total to end of 1908-09.
To end of 31st March 1908.	During 1908-09.	Total to end of 1908-09.	To end of 31st March 1908.	During 1908-09.	Total to end of 1908-09.	
Rs. a. p. 12,28,934 1 3	Rs. a. p. 1,46,954 7 10	Rs. a. p. 13,75,888 9 1	Rs. a. p. 13,76,250 14 1	Rs. a. p. 2,39,113 8 0	Rs. a. p. 16,17,694 6 1	Rs. a. p. 3,12,02,952 6 1
3,153 0 0	1,531 0 0	4,684 0 0	5,208 12 7	6,082 9 10	12,051 6 5	1,11,208 13 5
1,242 0 0	1,051 0 0	2,293 0 0	3,052 13 1	4,173 15 10	7,226 12 11	64,949 14 11
.....	1,141 0 0	1,141 0 0	23 13 2	4,491 1 3	4,514 14 5	43,449 1 2
.....	.....	.....	.....	18 8 2	18 8 2	173 7 10
.....	.....	.....	.....	32 13 5	32 13 5	307 8 1
10,593 5 8	.. ..	10,593 5 8	7,545 0 3	.....	7,545 0 3	1,07,214 9 11
10,738 0 0	.....	10,738 0 0	.....	... ..	.....	3,12,915 8 6
204 0 0	.....	204 0 0	385 7 10	.....	385 7 10	3,356 9 10
745 0 0	.....	745 0 0	1,823 2 2	0 13 4	1,823 15 6	14,878 9 10
12,55,609 6 11	1,50,677 7 10	14,06,286 14 9	13,97,084 15 2	2,54,943 5 10	16,51,328 5 0	3,18,61,506 9 7

J. P. ORR,
Chairman.

W. N. SHILSTONE,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 4th August 1909.

APPENDIX IV.

CAPITAL ACCOUNT.

Cost of Departments charged to Works and Schemes.

Budget Estimate for the year 1908-09.	Particulars.	Actual Expenditure for the year ending 31st March 1909.		
Rs.		Rs. a. p.	Rs. a. p.	
	Engineering Department—			
1,18,500	Establishment	1,08,989 15 0		
1,500	Temporary Establishment	974 8 0		
3,000	Survey Instruments	466 8 8		
			1,10,430 15 8	
	Contingencies—			
4,000	Stationery	3,461 0 7		
3,000	Printing	1,526 4 0		
3,000	Sundries	3,088 14 11		
			8,076 3 6	
			(a)1,18,507 3 2	
	Land Manager's Department—			
68,100	Establishment	59,975 8 0		
	Contingencies—			
850	Printing	162 12 0		
3,150	Stationery	1,133 5 8		
400	Sundries	683 12 0		
			(b) 61,955 5 8	
	Special Collector's Department—			
39,900	Collectors' Salary	29,505 0 0		
	Do. Pension Contribution	6,600 0 0		
	Do. Deputation Allowance	1,690 0 0		
	Do. Exchange Compensation	.....		
19,893	Establishment (including Leave and Pension Contribution)	19,137 1 6		
2,000	Contingencies	1,037 1 9		
			(b) 57,959 3 3	
17,000	Expenses of Tribunal	.....	(b) 15,821 9 9	
2,82,793	Grand Total ...Rs.	.....	2,54,243 5 10	

(a) Charged proportionately to Works.
(b) " " to cost of acquisition.

Examined and found correct.
T. H. WORGAN,
Examiner of Local Fund Accounts. } Auditor.
Bombay, 3rd September 1909.

J. P. ORR,
Chairman.
W. N. SHILSTONE,
Secretary and Chief Accountant.
Secretary's Office, Bombay, 4th August 1909.

APPENDIX V.

GENERAL ACCOUNT.

Revenue.

Budget Estimate for the year 1908-09.	Statement of Receipts.	Actual Receipts for the year ending 31st March 1909.	
Rs.	RENTS AND OTHER PROCEEDS OF PROPERTIES.	Rs. a. p.	Rs. a. p.
	1—Schedule C.		
16,000	The Flats	25,550 10 0	
650	„ Kennedy Sea Face	803 0 10	
200	„ Cooperage Plot	574 8 10	
24,800	„ Marine Lines Estate	25,287 10 1	
200	„ Secretariat Plot	485 6 7	
24,600	„ Wellington Lines Plot	24,044 5 6	
21,000	„ Wodehouse Road Plot	18,163 0 8	
1,600	„ Dispensary Plot	1,613 0 0	
1,950	„ Plot south of Old Town Barracks	1,950 0 0	
42,400	„ Hornby Road Plot	45,856 0 4	
12,900	„ Plot south of Crawford Market	12,870 9 0	
4,800	„ Plot north of Municipal Offices	4,766 7 0	
7,400	„ Champáti Estate	947 5 3	
5,000	„ Parel Estate	11,106 11 7	
1,63,500			1,74,072 11 3
	2—Schedule D.		
3,150	The Connaught Road Estate	3,815 12 7	
17,000	„ Agripáda Estate	23,381 3 10	
1,500	„ Lands at Mátunga	1,993 13 2	
21,650			29,190 12 7
	3—Schedule E.		
1,02,200	The Colaba Reclamation (Scheme VII)	.....	1,12,631 2 8
	4—Schedule F.		
200	Lands leased by Government	.....	201 4 4
	5—Other Lands and Buildings vesting in the Board.		
32,400	The First Nágpáda Estate	35,950 7 0	
1,52,600	„ Scheme No. II	1,41,344 6 4	
1,57,400	„ Scheme No. III	1,75,685 13 7	
2,200	„ Scheme No. IV	7,951 10 0	
2,500	„ Scheme No. V	2,666 1 6	
2,500	„ Scheme No. VI	1,716 3 6	
40,000	„ Scheme No. VIII	38,665 8 8	
200	„ Scheme No. XIII	201 0 0	
10,000	„ Scheme No. XXVII	10,473 13 3	
50,000	„ Scheme No. XXIX	57,521 3 7	
.....	„ Scheme XXXI	188 4 0	
8,000	„ Scheme No. XXXIII	.....	
10,000	„ Chawls at Agripáda, 4 blocks	8,921 4 0	
24,000	„ „ at Agripáda, 12 blocks	21,816 12 2	
4,000	„ „ at Nágpáda, 2 blocks	4,362 0 0	
10,000	„ Temporary sheds at Agripáda and Charni Road ...	9,598 0 0	
26,500	„ Chawls at Chandanwádi	27,126 7 6	
.....	„ Chawls behind Plots 59—61, Princess Street Estate ...	436 0 0	
25,000	„ Imámwáda Chawls	19,819 5 6	
9,900	„ Paltan Road Huts	10,683 0 0	
26,950	„ Schemes Nos. XIV, XVI and XVIII (Police Schemes) ...	49,699 15 0	
.....	„ Scheme No. XVII	.....	
5,94,150			6,27,499 3 7
8,81,700	Carried forward ...	.....	9,43,598 2 5

Budget Estimate for the year 1908-09.	Statement of Receipts.			Actual Receipts for the year ending 31st March 1909.	
Rs.				Rs. a. p.	Rs. a. p.
8,81,700		Brought forward ...		.....	9,43,598 2 6
7,00,000	Contribution from Municipal Fund ...	...	...	4,50,000 0 0	
20,000	Refund of Municipal Taxes ...	...	...	44,483 11 7	
		Rs. a. p.			
	Interest on investment of Provident Fund ...	1,400 0 0			
	Interest on Investments	63,919 15 4			
2,00,000	Interest on Temporary Investment of Cash Balance	46,811 11 11			
	Interest on Security Deposits ...	6,736 3 11		1,17,867 15 2	
.....	Unclaimed wages (Account) ...	...	...	76 2 6	
50,000	Receipts from Property Tax under Section 73 of Act		...	.....	
10,000	Receipts from Hire of Steam Rollers ...		...	4,566 14 10	
.....	Auditors' fees (refunded)		...	2,125 0 0	
2,80,000					6,10,052 12 1
18,61,700		Grand Total ...Rs.		.....	15,62,657 14 8

Examined and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 3rd September 1909.

J. P. ORR,
Chairman.

W. N. SHILSTONE,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 4th August 1909.

APPENDIX VI.

General Account.

Expenditure.

Budget Estimate for the year 1908-09.	Statement of Charges.	Actual Expenditure for the year ending 31st March 1909.	
Rs.		Rs. a. p.	Rs. a. p.
	Maintenance of Properties.		
	1—Schedule C.		
3,000	The Flats	3,119 3 8	
20,000	„ Kennedy Sea Face	31,063 12 1	
1,100	„ Coopercage Plot	1,130 14 10	
3,000	„ Marine Lines Estate	1,620 9 2	
200	„ Secretariat Plot	48 3 0	
2,400	„ Wellington Lines Plot	1,855 6 1	
.....	„ Wodehouse Road Plot	.....	
.....	„ Plot south of Old Town Barracks	.....	
.....	„ Hornby Road Plot	955 11 1	
.....	„ Plot south of Crawford Market	.....	
.....	„ Dispensary Plot	.....	
.....	„ Plot north of Municipal Offices	.....	
1,700	„ Chaupáti Estate	1,546 6 9	
3,800	„ Parel Estate	2,567 1 9	
31,200			43,917 4 5
	2—Schedule D.		
.....	The Connaught Road Estate	56 15 1	
1,100	„ Agripáda Estate	1,798 11 1	
200	„ Lands at Mátunga	60 2 6	
1,300			1,915 12 8
	3—Schedule E.		
600	The Foreshores, Colába, Walkeshwar and Mahálaxmi ...	.....	1,362 2 6
	4—Other Lands and Buildings vested in the Board.		
1,000	The First Nágpáda Estate	1,377 4 9	
14,000	„ Scheme II	33,468 0 4	
35,000	„ „ III	29,171 13 9	
1,000	„ „ IV	2,550 10 4	
500	„ „ V	506 4 0	
500	„ „ VI	890 11 3	
14,000	„ „ VIII	31,327 4 4	
1,200	„ „ XXVII	1,107 9 2	
8,000	„ „ XXIX	3,753 0 11	
1,000	„ „ XXXIII	.....	
2,500	„ Chawls at Agripáda, 4 Blocks	2,545 15 8	
6,000	„ „ „ „ 12 „	7,110 0 3	
1,000	„ „ „ Nágpáda 2 „	1,602 6 7	
6,500	„ „ „ „ Chandanwádi	5,494 7 3	
500	„ Temporary Sheds at Agripada	462 15 3	
2,000	„ Semi-permanent huts, Charni Road	1,694 8 7	
6,000	„ Imámwada Chawls	2,492 0 4	
4,500	„ Pultan Road huts	3,594 2 8	
1,05,400			1,19,143 3 5
	5—Maintenance of Streets.		
73,500	Schedule C	4,132 0 6	
	„ D	11,812 12 7	
	„ E	3,586 15 11	
	Schemes II, III, IV	28,986 10 7	
			48,518 7 7
	6—Maintenance of Administrative Offices.		
17,000	The Administrative Offices	12,695 6 5	
	„ Central Stores and Pay Shed	94 12 10	
			12,790 3 3
10,000	7. Maintenance of Tools and Plant ...	.....	19,146 2 3
500	8.—Maintenance of Office Furniture	.....	176 0 2
2,41,500	Carried over ...	.....	2,46,969 3

Budget Estimate for the year 1908-1909.	Statement of Charges.			Actual Expenditure for the year ending 31st March 1909.	
Rs.	MAINTENANCE OF PROPERTIES—*continued.*			Rs a. p.	Rs. a. p.
2,41,500	Brought forward ...			.....	2,46,969 4 3
	9.—Municipal Rates and Taxes.				
	Schedule C			7,039 3 10	
	,, D			4,232 10 11	
	,, E			7,943 6 6	
	Other lands and buildings—				
	Scheme I			630 14 5	
	,, II			30,833 4 10	
	,, III			34,394 13 11	
	,, IV			1,925 5 5	
	,, V			192 8 11	
	,, VI			38 2 11	
	,, VIII			9,582 7 4	
	,, IX			0 13 4	
	,, XIII			34 15 4	
7,20,000	,, XXVII			2,338 10 10	
	,, XXIX			5,694 11 2	
	,, XIV, XVI, XVII to XIX, XXIII and XXIV ..			3,875 15 4	
	Chawls at Agripáda, 4 Blocks			1,343 1 9	
	,, ,, 12 ,, ...			3,312 7 6	
	,, Nágpáda, 2 ,, ...			537 9 10	
	,, Chandanwádi			6,429 7 7	
	Temporary sheds, Agripáda and Charni Road ...			869 15 8	
	Imámwáda Chawls			3,633 12 0	
	Temporary Huts, Falton Road			1,911 6 9	
	Administrative Offices			2,518 5 6	
	Stores yard at Agripáda			13 1 8	
					1,26,077 5 3
2,500	Auditor's Fees			.....	
1,26,800	Sinking Fund (Loan 1899, 1901, 1902, 1903, 1904, 1905, 1906 and 1907)			1,26,429 5 0	
			Rs. a. p.		
11,87,000	Interest on Debenture Loans of 1899, 1901, 1902, 1903, 1904, 1905, 1906, 1907 and 1908		11,70,923 6 3		
	Interest on Security Deposits ...		6,800 7 11	11,77,722 14 2	
	Unclaimed Wages (Revenue) paid ...			132 9 10	
9,700	Commission for collecting interest, withdrawal fees (Bank of Bombay) ...		7961 10 10		
	Commission for paying interest (Bank of Bengal)		671 8 0	8,633 2 10	
					13,12,917 15 10
16,87,200	Grand Total Rs. ...			.....	16,87,964 9 4

Examined and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 3rd September 1909.

J. P. ORR,
Chairman.
W. N. SHILSTONE,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 4th August 1909.

Account of Balances under General Account as per Section 79 (3) of Act IV of 1838.

1899.				
March 31st—By Balance	*Cr.*	Rs.	1,80,067 0 0	
1900.				
March 31st—By Balance	*Cr.*	Rs.	1,07,551 10 7	
1901.				
March 31st—By Balance	*Cr.*	Rs.	4,60,106 5 5	
1902.				
March 31st—By Balance	*Cr.*	Rs.	4,41,258 2 5	
1903.				
March 31st—By Balance	*Cr.*	Rs.	5,22,307 12 9	
1904.				
March 31st—By Balance	*Cr.*	Rs.	1,31,486 10 2	
1905.				
March 31st—By Balance	*Cr.*	Rs.	67,141 9 4	
1906.				
March 31st—By Balance	*Cr.*	Rs.	1,20,396 1 9	
				Rs. 20,80,318 4 5
1907.				
March 31st—To Balance	*Dr.*	Rs.	58,081 4 2	
1908.				
March 31st—To Balance	*Dr.*	Rs.	1,22,781 8 10	
1909.				
March 31st—To Balance	*Dr.*	Rs.	1,25,306 10 10	
				Rs. 3,04,169 2 10
Net Credit ...				Rs. 17,76,149 1 7

Examined and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 3rd September 1909.

J. P. ORR,
Chairman.

W. N. SHILSTONE,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 4th August 1909.

LIBRARY ROYAL ASIATIC SOCIETY BOMBAY BRANCH

Description of Loan.	Year of Loan.	Date of issue of Loan.	Date of redemption of Loan.	Currency of Loan.	Amount raised.	Average rate of issue.	½ yearly interest payable.	Basis.
Debenture Loan ...	1899	1st November 1899.	1st November 1959.	60 years.	50 Lakhs.	Rs. a. p. 96 0 0	Rs. 1,05,000	per cent. 4
Do. ...	1901	6th September 1901.	6th September 1961.	„	30 „	95 4 0	60,000	„
Do. ...	1902	15th July 1902.	15th July 1962.	„	30 „	98 2 0·6	60,000	„
Do. ...	1903	20th August 1903.	20th August 1963.	„	60 „	100 4 0	1,20,000	„
Do. ...	1904	7th September 1904.	7th September 1964.	„	50 „	102 5 9·438	1,00,000	„
Do. ...	1905	12th September 1905.	12th September 1965.	„	30 „	103 10 2·75	60,000	„
Do. ...	1906	2nd October 1906.	2nd October 1966.	„	20 „	100 15 0	40,000	3
Do. ...	1907	24th September 1907.	24th September 1967.	„	15 „	98 4 1·673	30,000	3
Do. ...	1908	8th September 1908.	8th September 1968.	„	30 „	96 3 3·39	60,000	3
Total ...	...	.....	.....	.....	315 Lakhs.	.....	6,30,000	...

Examined and found correct.

T. H. WORGAN,
Examiner of Local Fund Accounts.
} Auditor.

Bombay, 3rd September 1909.

VIII.

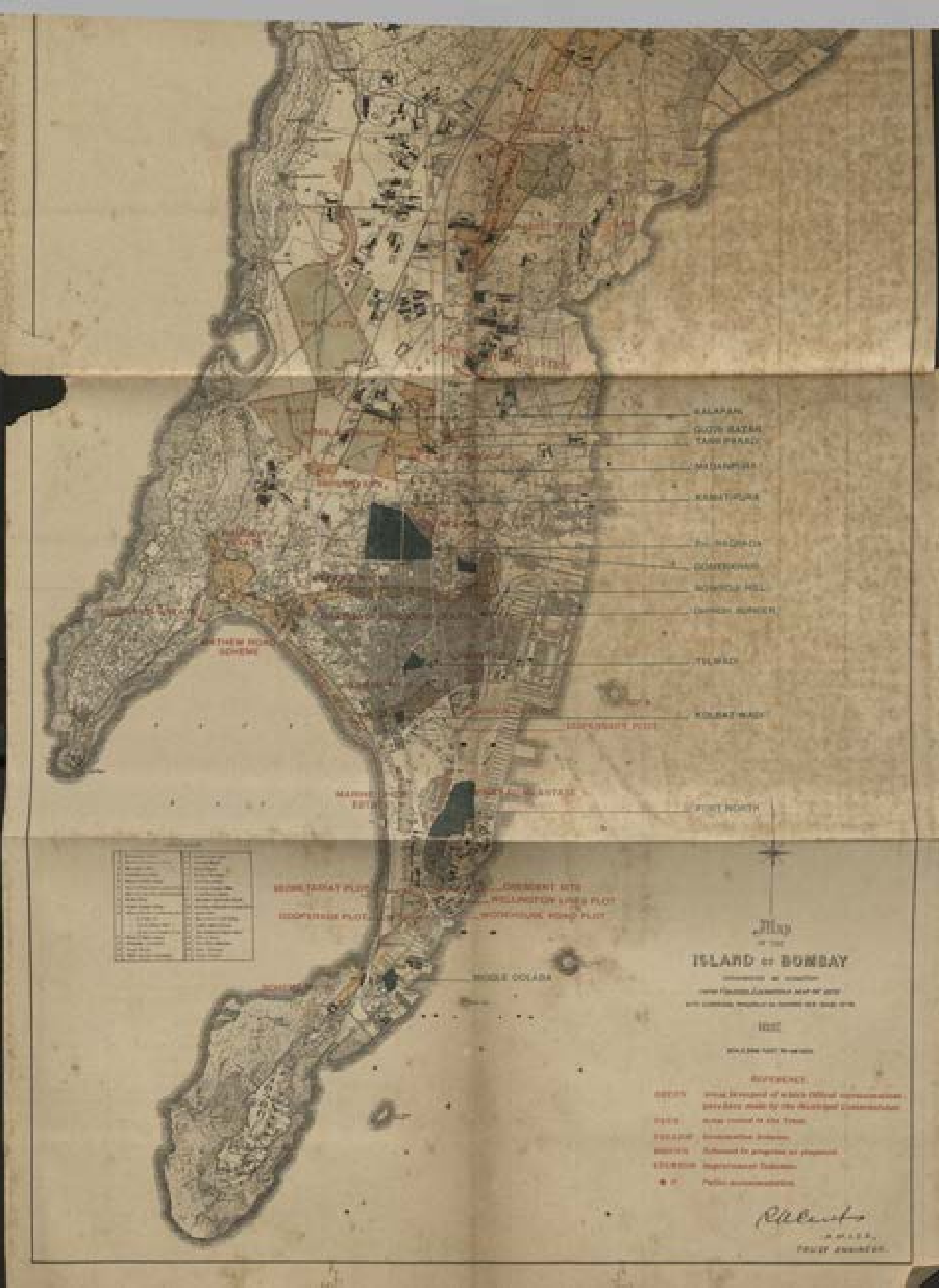
Statement.

Sinking Fund.

Amount payable ½ yearly.	Total amount paid to date.	Interest accrued to date.	Total amount, including interest.	Nominal value of Investment up to date in 4 per cent. Stock.	Nominal value of Investment in Municipal Debentures.	Nominal value of Investment in Improvement Trust Debentures.	Cost of Investment.	+ or − balances under Sinking Fund.
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	Rs. a. p.
10,240 and 10,664 from 15-6-03	1,84,963 0 0	38,419 14 5	2,23,387 14 5	2,26,000	1,15,500	1,10,500	2,52,2.8 4 5	+139 10 2
6,280 0 0	87,920 0 0	12,935 13 0	1,00,805 13 0	1,02,200	41,000	61,000	1,01,012 11 0	−203 14 9
6,280 0 0	75,360 0 0	8,800 8 7	84,160 8 7	84,500	24,000	60,500	84,167 15 10	−7 7 3
12,560 0 0	12,560 0 0	1,002 15 3	1,37,232 15 3	1,36,700	13,000	1,23,620	1,37,137 10 0	+65 4 7
10,240 and 10,493 from 15-1-03	82,679 0 0	5,720 9 11	88,408 9 11	88,000	.....	88,000	88,7 7 10	+21 5 1
6,280 0 0	37,680 0 0	1,863 6 6	39,543 6 6	40,000	.....	40,000	39,754 4 5	−210 14 5
6,037-0-8 & 3,018-0-8 from 1-1-03	21,481 2 8	697 7 5	25,178 9 1	25,500	.....	25,500	25,063 15 7	+211 0 6
4,909 9 10	9,219 3 8	92 3 7	9,311 7 3	9,500	.....	9,500	9,241 2 8	+69 4 7
.....	.....	.....	.....	.....	.....	.....	.....	.....
.....	6,27,907 6 6	80,001 14 1	7,07,939 4 7	7,12,000	1,93,500	5,18,500	7,07,837 5 11	+101 14 8

J. P. ORR,
Chairman.
W. N. SHILSTONE,
Secretary and Chief Accountant.
Secretary's Office, Bombay, 4th August 1903.

KALAFIAN
LITTLE BAZAAR
TANK PARADE
ALEXANDRIA
KARANTINA
CHERIBAKHAN
SCHOOL BENOIT
TRAMWAY
KOURATCHAKI
FORT NOUVEAU


KALAPANI
GLOVER BAZAR
TANK PAKADI
MAHAMPURA
KAMATIPURA
DOMBIVAKHAN
WORTON HILL
TELIWADI
KOLBAT WADI
PORT NORTH
SECRETARIAT PLOT
ESPLANADE SITE
WELLINGTON LINES PLOT
WORTHOUSE ROAD PLOT
MIDDLE COLABA
Map
ISLAND of BOMBAY
1882
Reference
Public accommodation.

PART No 1

Bombay Improvement Trust.

SCHEME No III

QUEENS ROAD TO FAIRLAND ROAD

PLAN

Showing Lines & Levels of Building Plots

SCALE 40 FEET TO 1 INCH

Engineer

Trust Engineer

PART No 2

Bombay Improvement Trust.

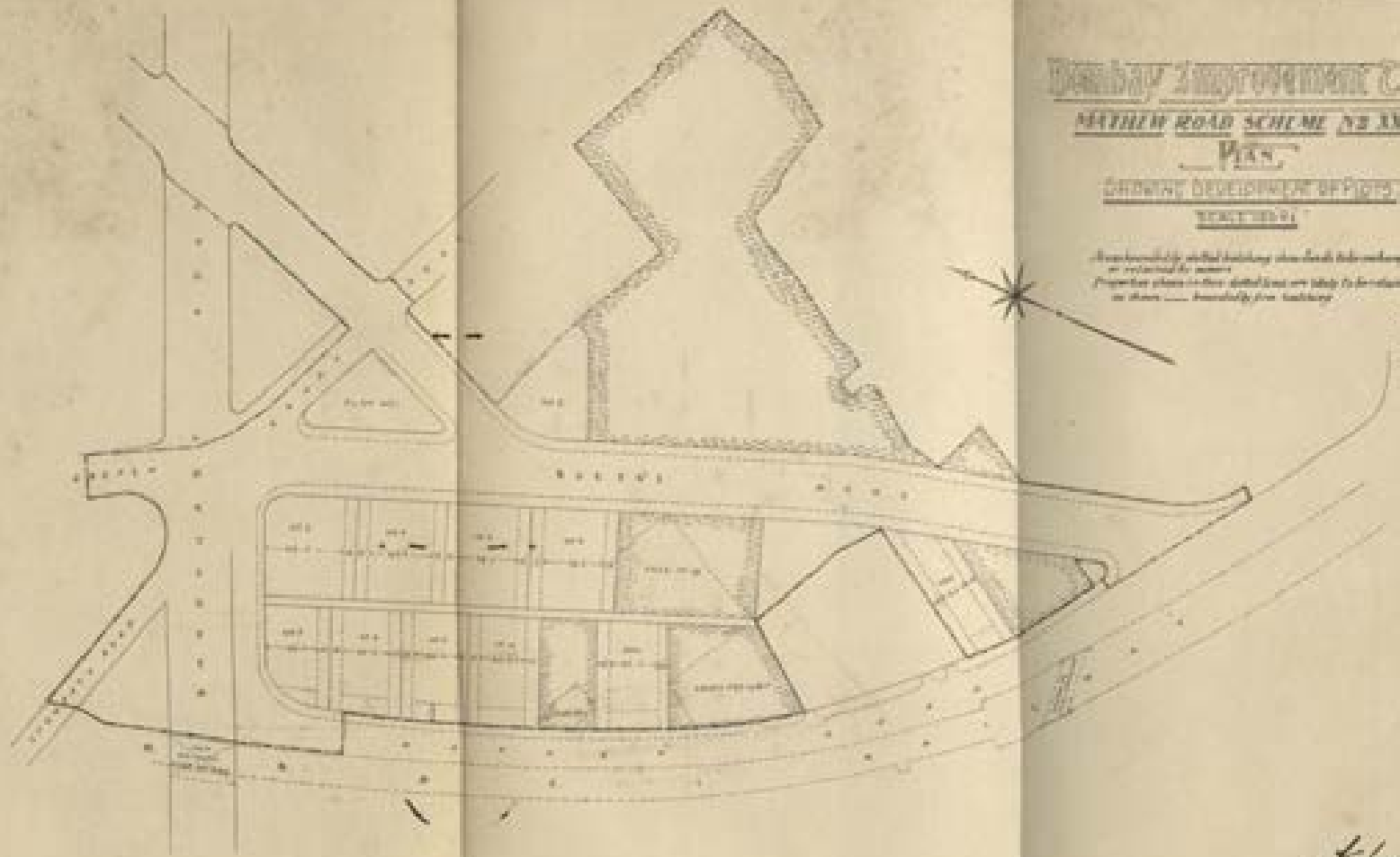
Scheme No III.

Palton Road to Elphinstone Bridge.

Plan

Showing development of Building Plots

Digitized with financial assistance from Government of Maharashtra on 01 February, 2020



DERBY IMPROVEMENT ACT.

MAYHEW ROAD SCHEME No XXVII

PLAN

SHOWING DEVELOPMENT OF PROPERTY

ABUTTING ON

Any lands coloured pink shewn on this plan are intended to be purchased by the Corporation under the powers of the Derby Improvement Act 1935

Properties shewn on this plan with dotted lines are likely to be required in about ____ years under the Scheme

Borough Surveyor

Chief Engineer

J. Watson

Chief Engineer